

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Green Lake / 43

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 652

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$183,300	\$244,500	\$427,800	\$464,800	92.0%	14.62%
2006 Value	\$194,800	\$260,600	\$455,400	\$464,800	98.0%	14.36%
Change	+\$11,500	+\$16,100	+\$27,600		+6.0%	-0.26%
% Change	+6.3%	+6.6%	+6.5%		+6.5%	-1.78%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.26% and -1.78% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$189,400	\$237,700	\$427,100
2006 Value	\$201,300	\$252,100	\$453,400
Percent Change	+6.3%	+6.1%	+6.2%

Number of one to three unit residences in the Population: 3658

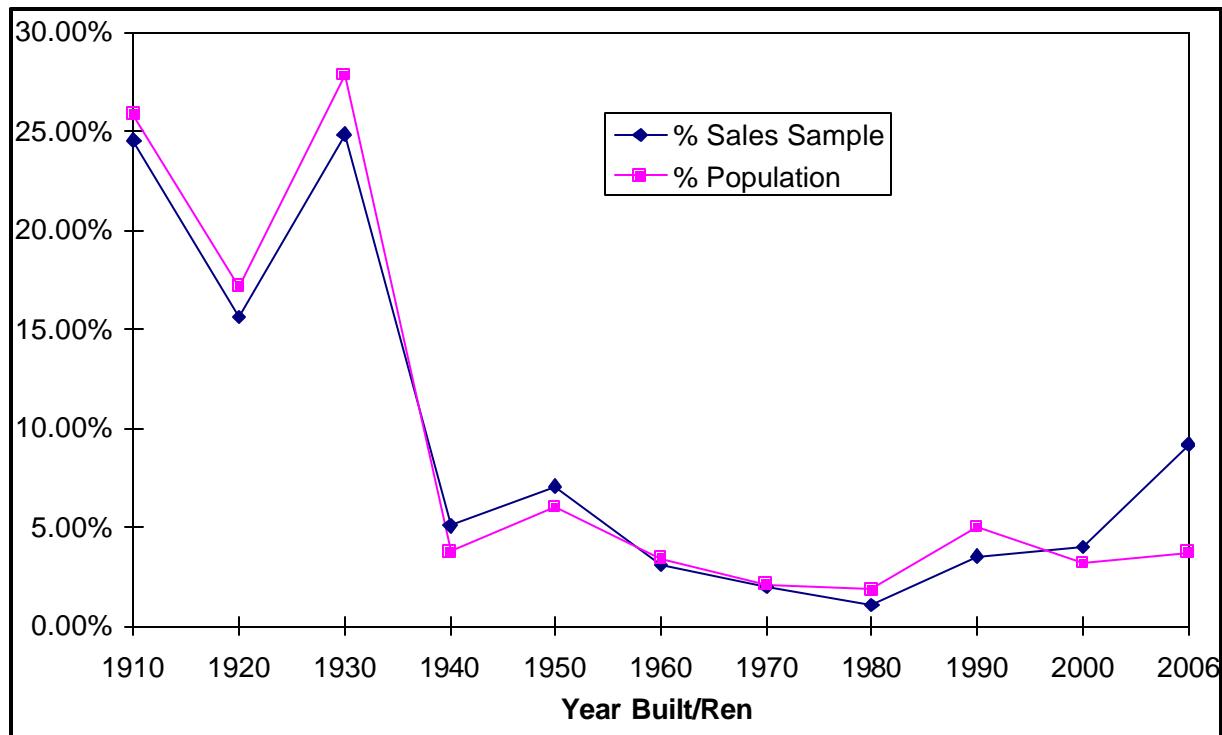
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in Neighborhood 2, or a 2 ½ story house built/renovated after 2000, or a rambler without a basement, or a house in very good condition had lower assessment levels than other properties and needed a greater upward adjustment.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	160	24.54%	1910	946	25.86%
1920	102	15.64%	1920	628	17.17%
1930	162	24.85%	1930	1019	27.86%
1940	33	5.06%	1940	138	3.77%
1950	46	7.06%	1950	220	6.01%
1960	20	3.07%	1960	126	3.44%
1970	13	1.99%	1970	78	2.13%
1980	7	1.07%	1980	67	1.83%
1990	23	3.53%	1990	183	5.00%
2000	26	3.99%	2000	116	3.17%
2006	60	9.20%	2006	137	3.75%
	652			3658	

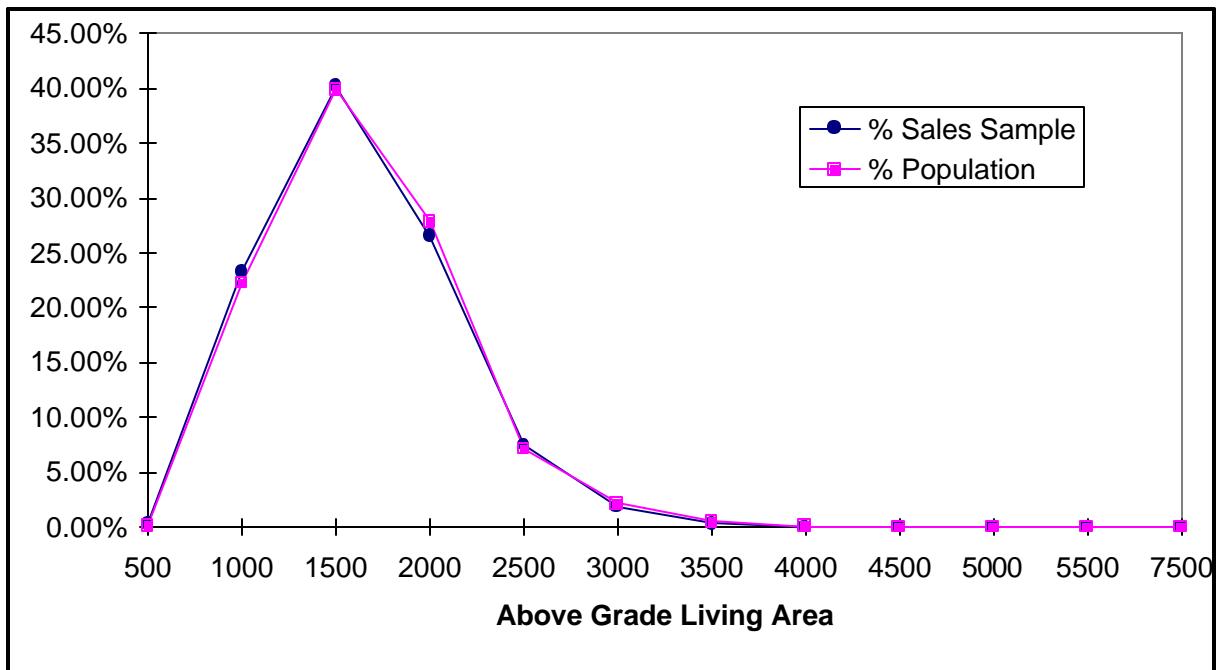


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.31%
1000	152	23.31%
1500	262	40.18%
2000	173	26.53%
2500	49	7.52%
3000	12	1.84%
3500	2	0.31%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	652	

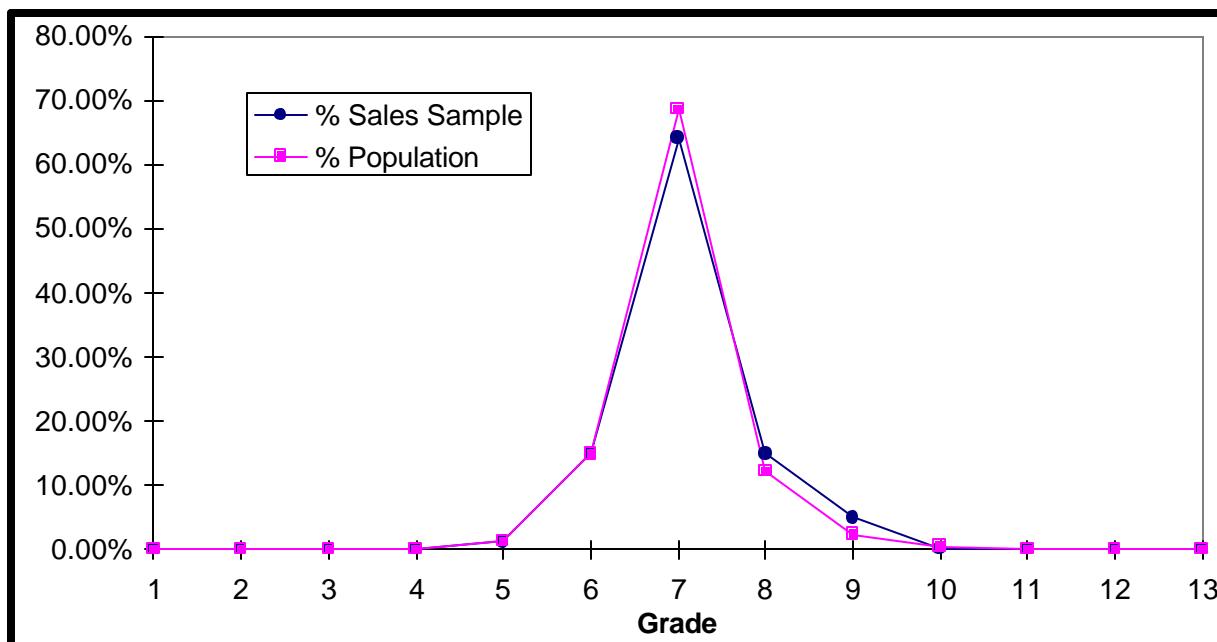
Population		
AGLA	Frequency	% Population
500	5	0.14%
1000	814	22.25%
1500	1459	39.89%
2000	1018	27.83%
2500	259	7.08%
3000	78	2.13%
3500	18	0.49%
4000	3	0.08%
4500	2	0.05%
5000	1	0.03%
5500	1	0.03%
7500	0	0.00%
	3658	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

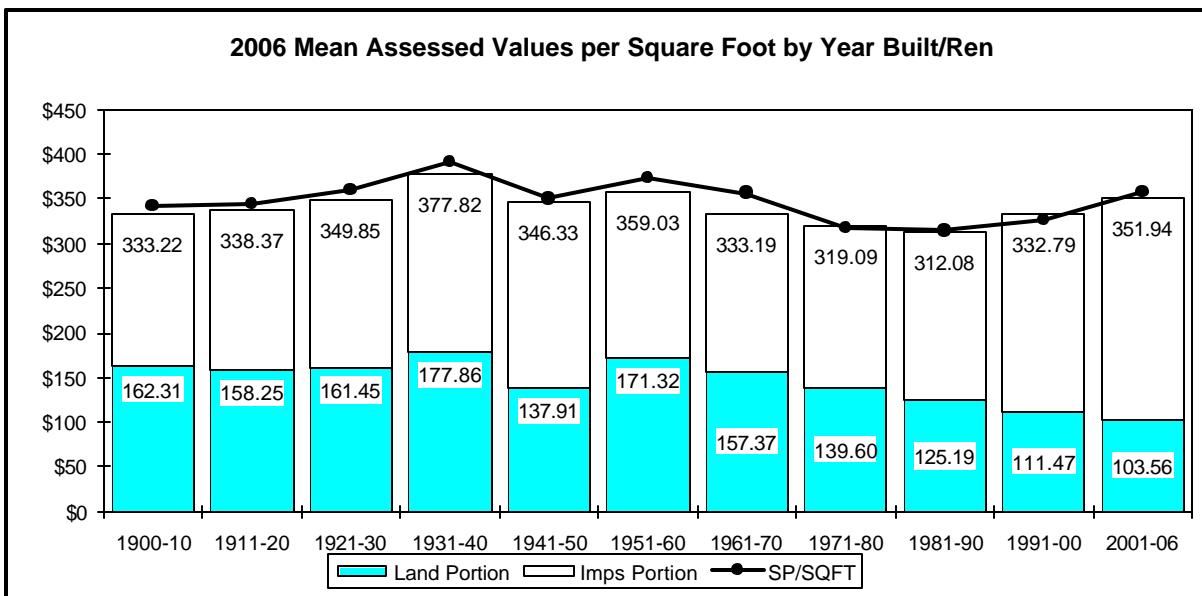
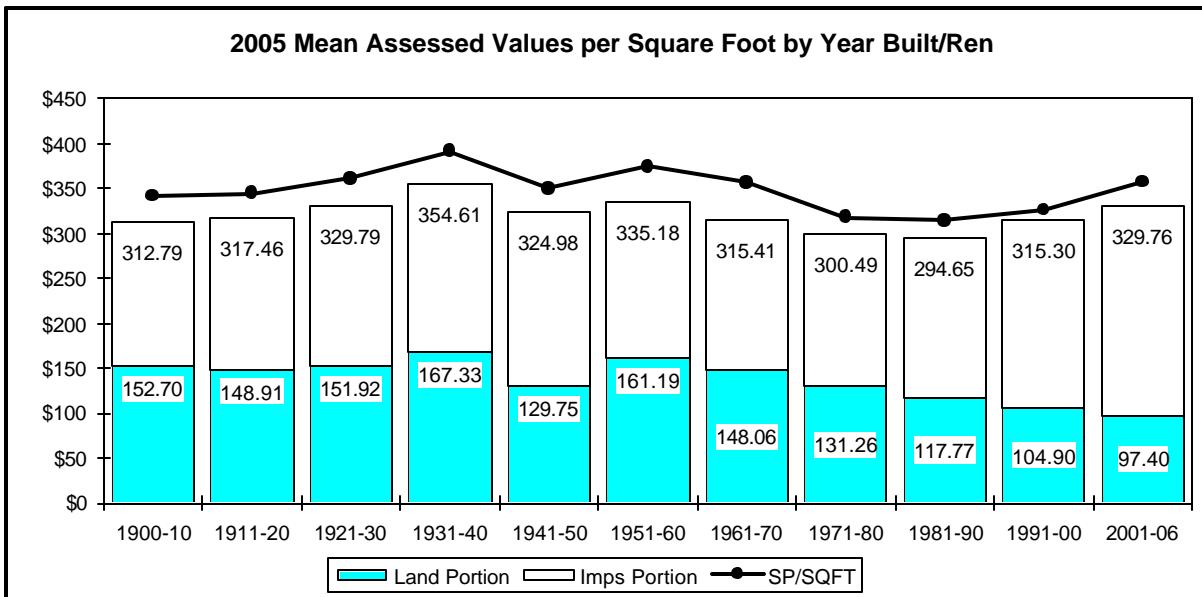
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	8	1.23%	5	49	1.34%
6	97	14.88%	6	544	14.87%
7	418	64.11%	7	2510	68.62%
8	97	14.88%	8	448	12.25%
9	32	4.91%	9	87	2.38%
10	0	0.00%	10	18	0.49%
11	0	0.00%	11	2	0.05%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		652			3658



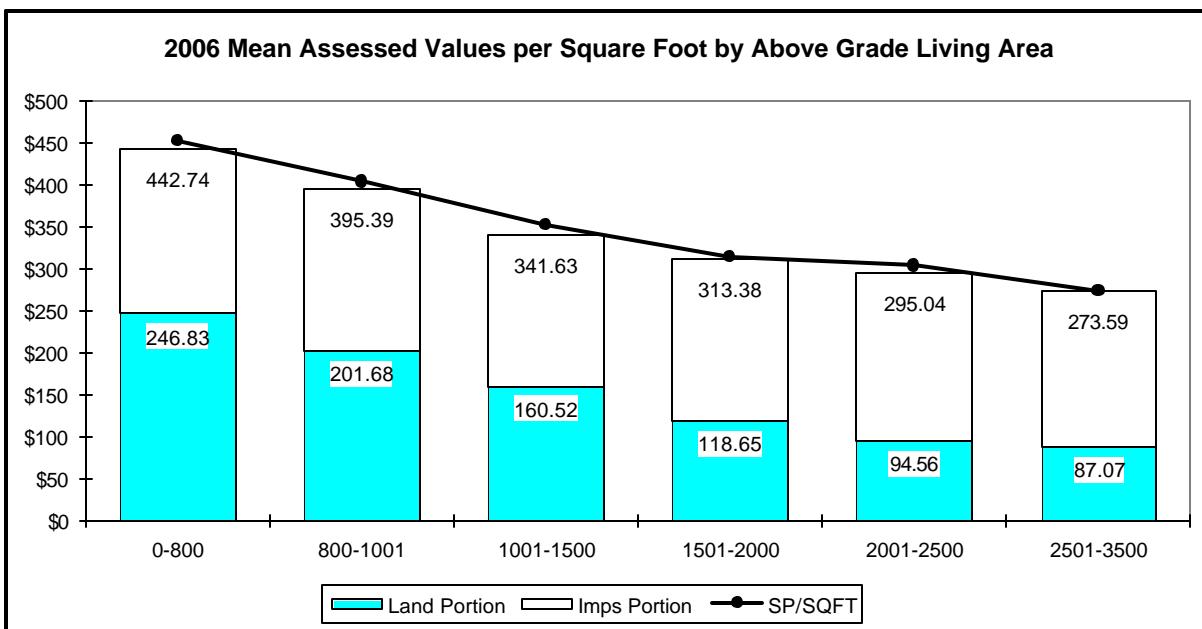
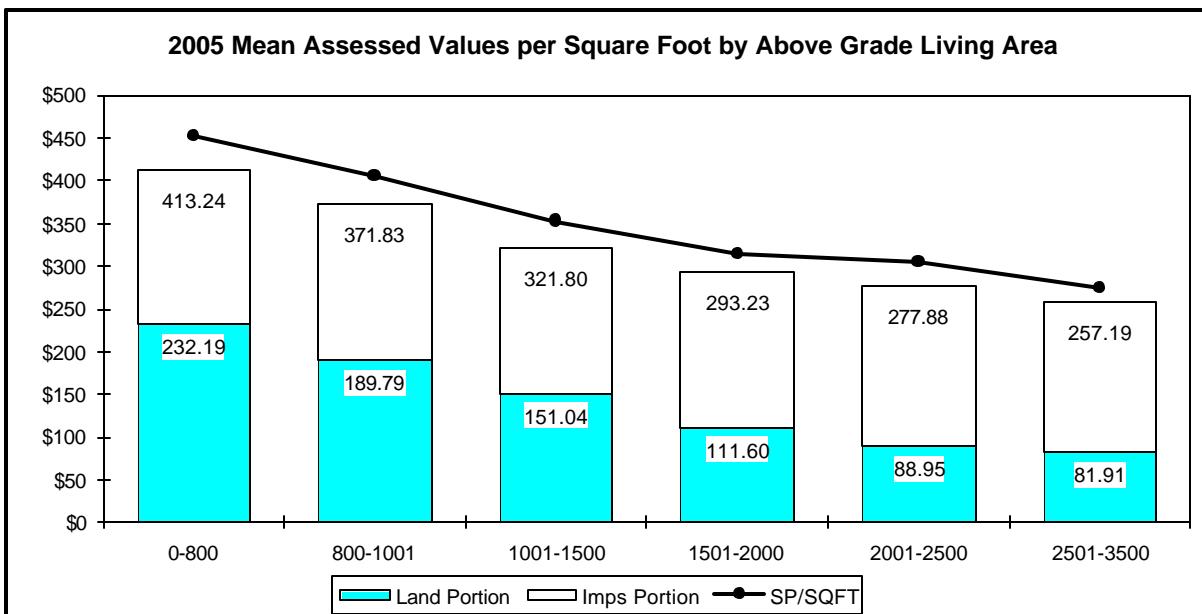
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



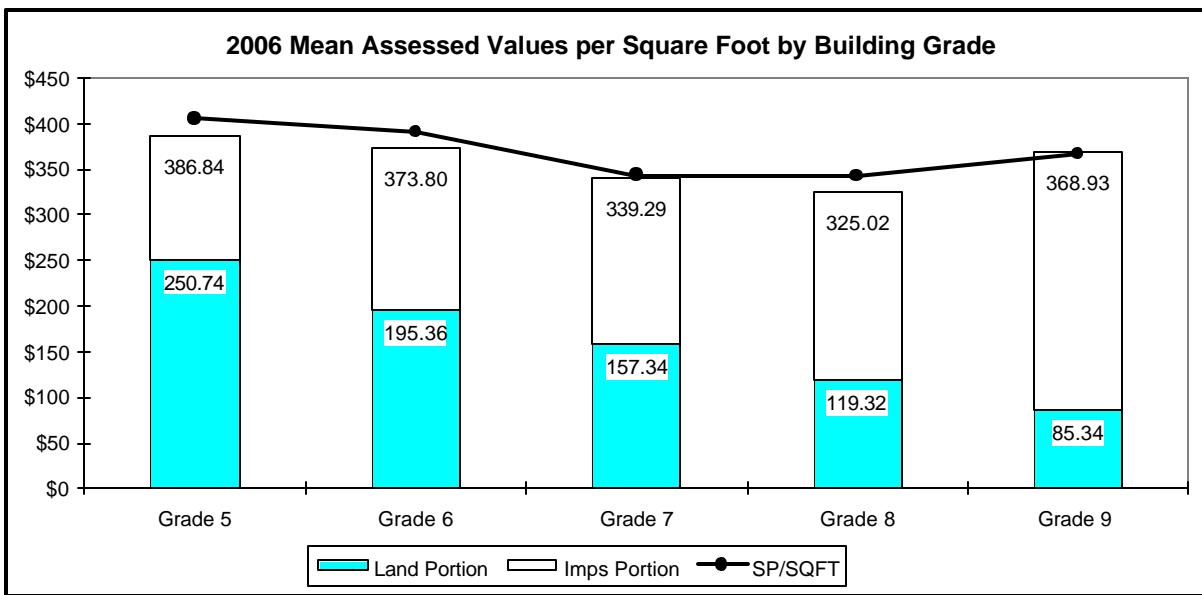
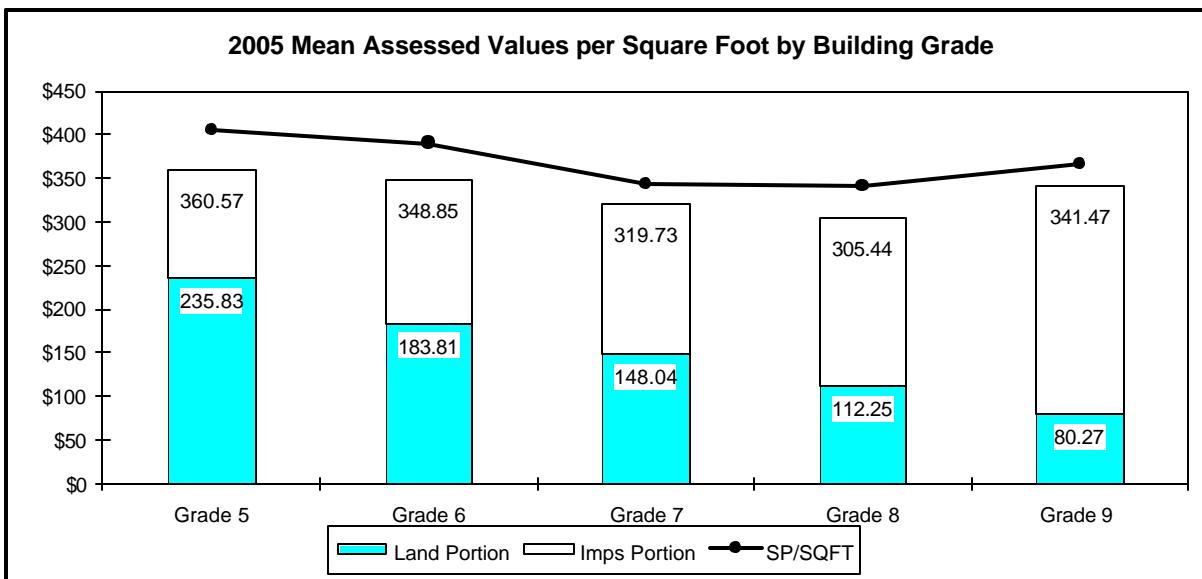
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**

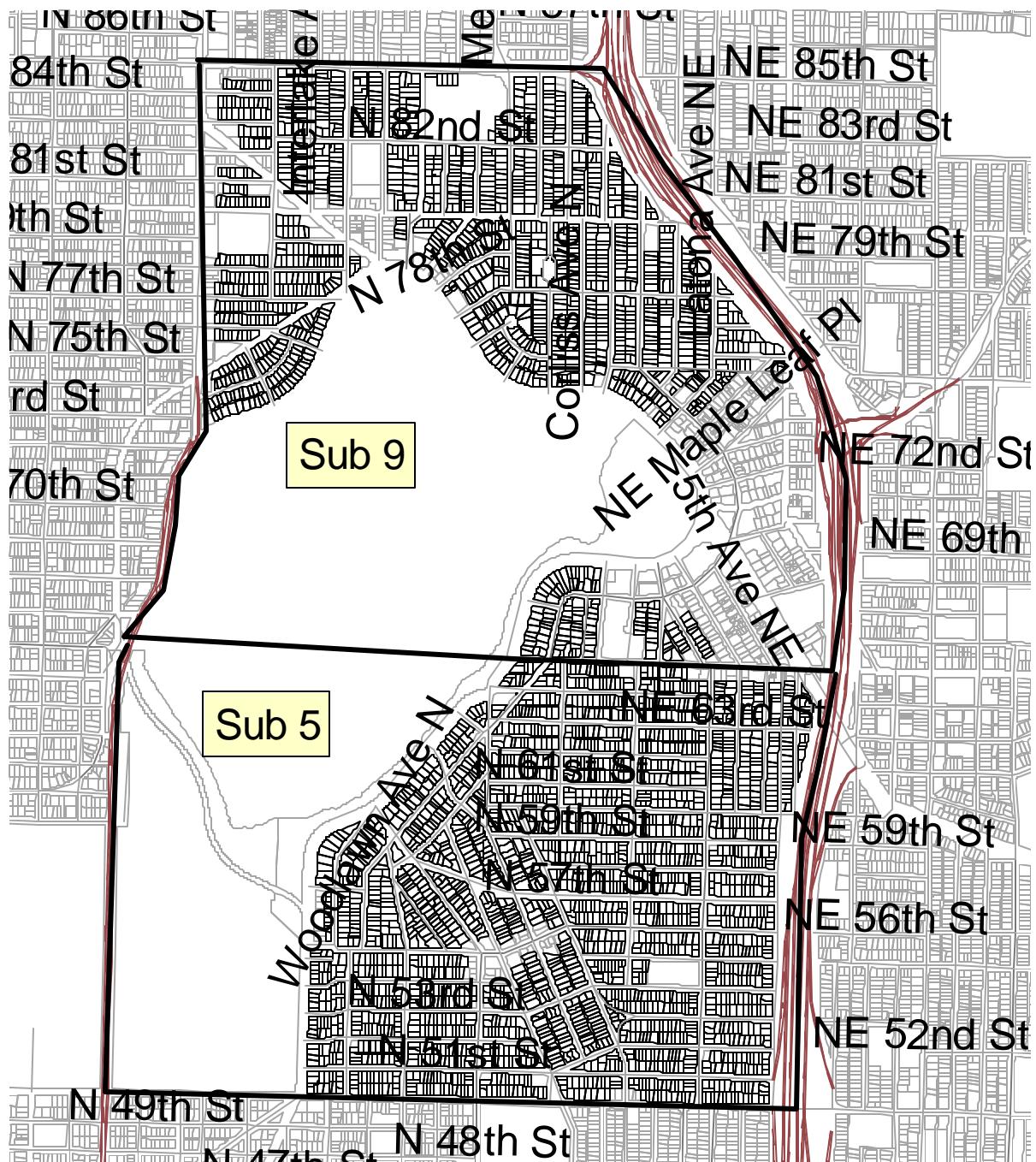


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



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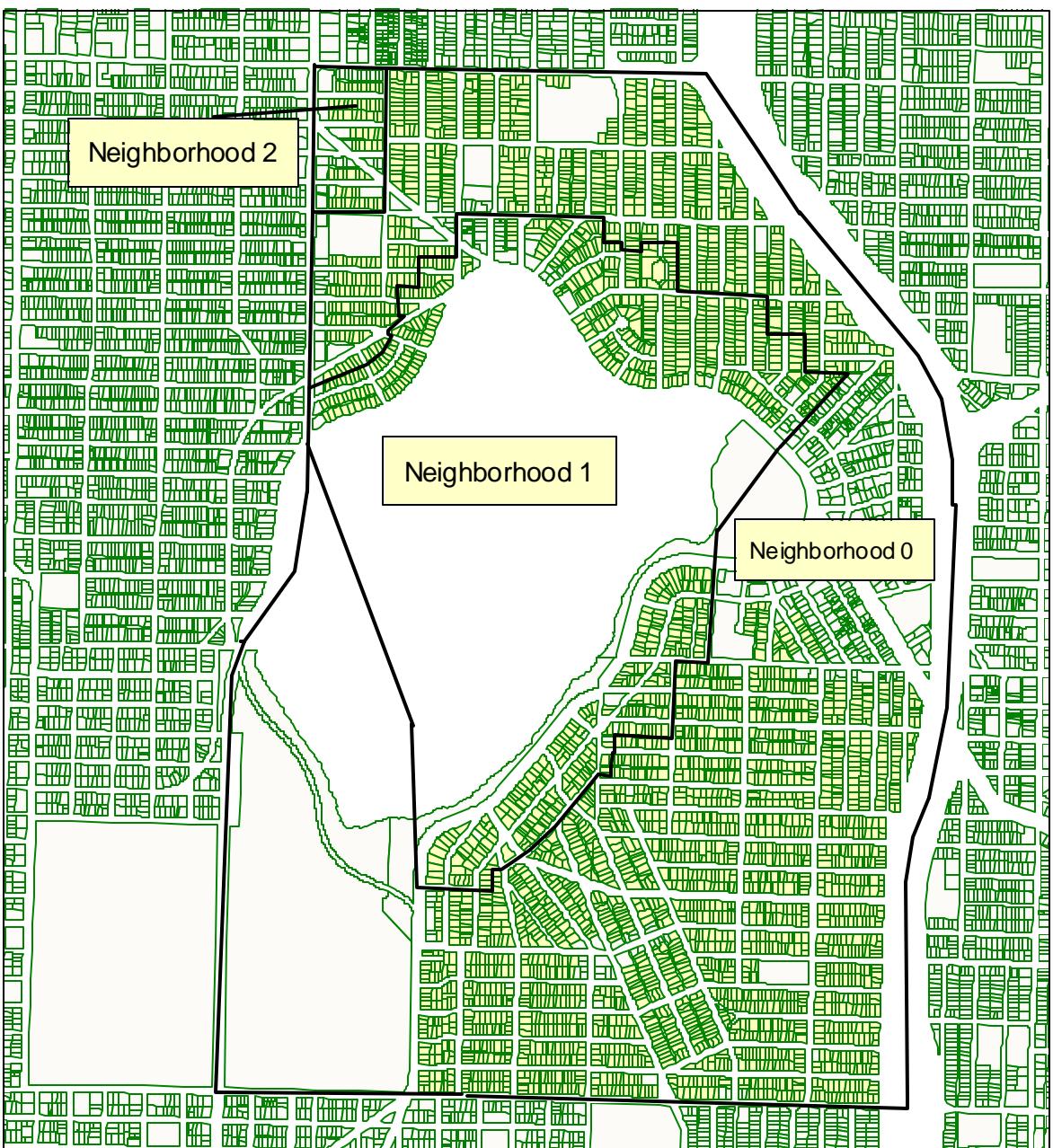
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Date: June 9, 2005
Map Source: King County Department of Assessments



June 9, 2005
 King County
 Department of Assessments

Area 43
Subares



Area 43 Neighborhood Map

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File Name: JS_Lansmith_Selk Area 43 Neighborhood Map.prj

N
July 20, 2006
0.04 0 0.08 0.12 0.16 Miles

Department of Assessments



Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for uplandvalues was derived. The formula is:

2006 Land Value = 2005 Land Value x 1.065, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 652 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in Neighborhood 2, or a 2 ½ story house built/renovated after 2000, or a rambler without a basement, or a house in very good condition had lower assessment levels than other properties and needed a greater upward adjustment.

The derived adjustment formula is:

2006 Total Value = 2005 Total Value / (0.9502072) + -0.08540931 if located in Neighborhood 2) + (-0.07483703 if 2.5 story house and Year Built or Renovated after 2000) + (-0.07923279 if a Rambler without a Basement and not located in Neighborhood 2) + (-0.05749086 if in Very Good condition and not a Rambler without a Basement or in Neighborhood 2)

The resulting total value is rounded down to the next \$1,000, *then*:

2006 Improvements Value = 2006 Total Value minus 2006 Land Value

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, apply the model to the principle building.
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. ((Previous Total Value * 1.065) - 2006 Land Value = New Building Value).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$25,000 or less, there is no change from previous value.
(Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no mobile homes in this area

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 43 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.24%	
Neighborhood 2	Yes
% Adjustment	10.39%
2.5 Story and Year Built or Renovated after 2000	Yes
% Adjustment	9.00%
Rambler w/o Basement and not in Neighborhood 2	Yes
% Adjustment	9.57%
Very Good Condition Not Rambler w/o Basement or in Neighborhood 2	Yes
% Adjustment	6.78%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel located in Neighborhood 2 would *approximately* receive a 15.63% upward adjustment (5.24% + 10.39%). There are 68 parcels in the population of which 17 have sold.

Parcels with 2.5 story houses built or renovated after 2000 would *approximately* receive a 14.24% upward adjustment (5.24% + 9.00%). There are 9 parcels in the population of which 8 have sold.

Parcels with ramblers without basements and not located in Neighborhood 2 would *approximately* receive a 14.81% upward adjustment (5.24% + 9.57%). There are 116 parcels in the population of which 23 have sold.

Parcels in Very Good condition and not a rambler without a basement or located in Neighborhood 2 would *approximately* receive a 12.02% upward adjustment (5.24% + 6.78%). There are 298 parcels in the population of which 61 have sold.

86.6% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 43 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.98.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	8	0.909	0.973	7.1%	0.825	1.121
6	97	0.894	0.958	7.2%	0.930	0.987
7	418	0.931	0.988	6.1%	0.974	1.002
8	97	0.897	0.954	6.4%	0.925	0.984
9	32	0.939	1.010	7.6%	0.967	1.054
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1910	160	0.913	0.975	6.8%	0.953	0.996
1911-1920	102	0.929	0.987	6.3%	0.956	1.019
1921-1930	162	0.912	0.969	6.3%	0.946	0.991
1931-1940	33	0.902	0.960	6.5%	0.911	1.010
1941-1950	46	0.932	0.998	7.1%	0.955	1.041
1951-1960	20	0.906	0.972	7.2%	0.899	1.045
1961-1970	13	0.891	0.941	5.6%	0.851	1.030
1971-1980	7	0.939	0.995	6.0%	0.901	1.089
1981-1990	23	0.938	0.991	5.6%	0.927	1.055
1991-2000	26	0.958	1.010	5.4%	0.963	1.058
>2000	60	0.931	0.992	6.6%	0.959	1.026
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	331	0.932	0.987	5.9%	0.972	1.002
Good	258	0.922	0.974	5.6%	0.956	0.991
Very Good	63	0.864	0.967	12.0%	0.927	1.008
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	281	0.912	0.973	6.6%	0.956	0.989
1.5	234	0.916	0.973	6.2%	0.953	0.993
2	111	0.942	0.998	6.0%	0.972	1.024
2.5	8	0.878	1.002	14.1%	0.948	1.056
3	18	0.954	1.003	5.1%	0.948	1.058

Area 43 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.98.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	34	0.913	0.977	7.1%	0.925	1.030
0801-1000	120	0.918	0.977	6.4%	0.951	1.002
1001-1500	262	0.913	0.969	6.1%	0.952	0.987
1501-2000	173	0.933	0.997	6.8%	0.975	1.019
2001-2500	49	0.912	0.968	6.2%	0.926	1.011
2501-3000	12	0.958	1.017	6.1%	0.940	1.093
3001-4000	2	0.808	0.875	8.3%	-1.249	2.999
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	602	0.921	0.980	6.4%	0.969	0.992
Yes	50	0.915	0.975	6.6%	0.939	1.011
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	652	0.920	0.980	6.5%	0.969	0.991
Yes	0	N/A	N/A	N/A	N/A	N/A
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	393	0.918	0.976	6.3%	0.962	0.991
9	259	0.924	0.985	6.6%	0.968	1.002
Neighborhoods	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
0	506	0.918	0.976	6.3%	0.964	0.989
1	129	0.933	0.990	6.1%	0.966	1.014
2	17	0.853	0.984	15.4%	0.920	1.048
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	48	0.938	1.004	7.1%	0.971	1.037
3000-5000	453	0.923	0.982	6.4%	0.968	0.995
5001-8000	143	0.907	0.964	6.3%	0.940	0.988
8001-12000	8	0.940	1.013	7.8%	0.881	1.145

Area 43 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.98.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

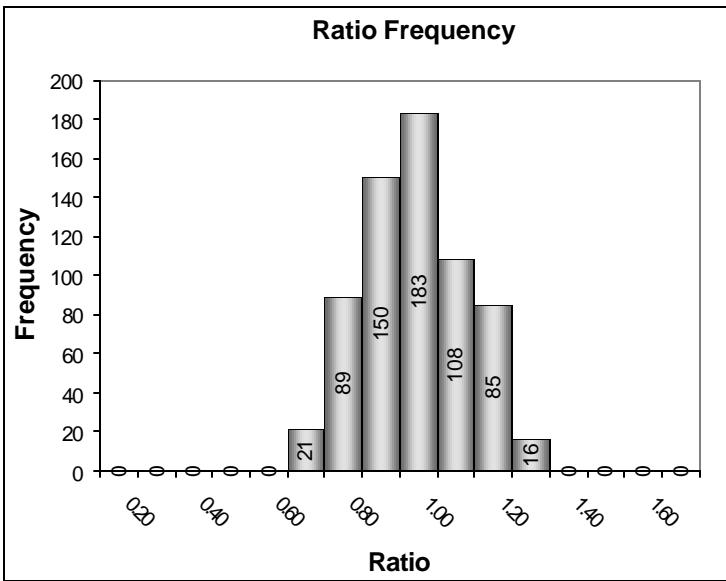
It is difficult to draw valid conclusions when the sales count is low.

2.5 Story Year Built or Year Renovated > 2000	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	644	0.921	0.979	6.3%	0.968	0.990
Yes	8	0.878	1.002	14.1%	0.948	1.056
Rambler without a basement and not in Neighborhood 2	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	629	0.922	0.980	6.2%	0.968	0.991
Yes	23	0.863	0.990	14.7%	0.925	1.055
Very Good Condition not a Rambler without a basement or located in Neighborhood 2	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	591	0.928	0.981	5.8%	0.970	0.993
Yes	61	0.865	0.968	11.9%	0.926	1.009

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: NW / Teamm- 1	Lien Date: 01/01/2005	Date of Report: 7/19/2006	Sales Dates: 1/2003 - 12/2005
Area Green Lake	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 652			
<i>Mean Assessed Value</i> 427,800			
<i>Mean Sales Price</i> 464,800			
<i>Standard Deviation AV</i> 117,245			
<i>Standard Deviation SP</i> 144,101			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.939			
<i>Median Ratio</i> 0.929			
<i>Weighted Mean Ratio</i> 0.920			
UNIFORMITY			
<i>Lowest ratio</i> 0.603			
<i>Highest ratio:</i> 1.264			
<i>Coefficient of Dispersion</i> 12.10%			
<i>Standard Deviation</i> 0.137			
<i>Coefficient of Variation</i> 14.62%			
<i>Price Related Differential (PRD)</i> 1.020			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.919			
Upper limit 0.948			
95% Confidence: Mean			
Lower limit 0.928			
Upper limit 0.949			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 3658			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.137			
Recommended minimum: 30			
<i>Actual sample size:</i> 652			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 341			
# ratios above mean: 311			
Z: 1.175			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



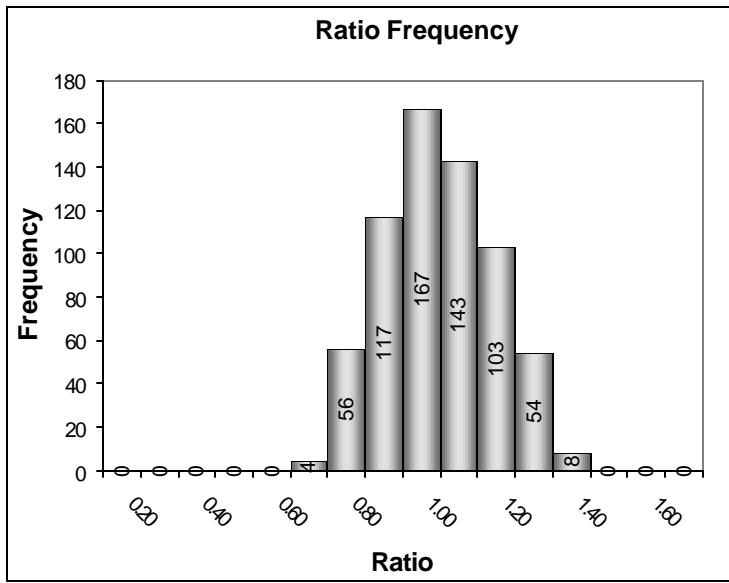
COMMENTS:

1 to 3 Unit Residences throughout area 43

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: NW / Teamm- 1	Lien Date: 01/01/2006	Date of Report: 7/19/2006	Sales Dates: 1/2003 - 12/2005
Area Green Lake	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 652			
<i>Mean Assessed Value</i> 455,400			
<i>Mean Sales Price</i> 464,800			
<i>Standard Deviation AV</i> 125,427			
<i>Standard Deviation SP</i> 144,101			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.999			
<i>Median Ratio</i> 0.993			
<i>Weighted Mean Ratio</i> 0.980			
UNIFORMITY			
<i>Lowest ratio</i> 0.648			
<i>Highest ratio:</i> 1.362			
<i>Coefficient of Dispersion</i> 11.87%			
<i>Standard Deviation</i> 0.143			
<i>Coefficient of Variation</i> 14.36%			
<i>Price Related Differential (PRD)</i> 1.019			
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i> 0.975			
<i>Upper limit</i> 1.007			
95% Confidence: Mean			
<i>Lower limit</i> 0.988			
<i>Upper limit</i> 1.010			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 3658			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.143			
Recommended minimum: 33			
<i>Actual sample size:</i> 652			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 340			
# ratios above mean: 312			
Z: 1.097			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 43

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	385690	2230	7/22/05	\$235,000	470	470	5	1909	4	4000	NO	NO	312 NE 58TH ST
5	385690	1625	5/26/04	\$255,000	540	0	5	1952	4	1512	NO	NO	2340 N 58TH ST
5	955120	0130	4/24/04	\$300,000	580	0	5	1918	4	2400	NO	NO	5541 ASHWORTH AV N
5	385690	5375	2/20/04	\$212,916	580	0	5	1916	3	4080	NO	NO	5506 1ST AV NE
5	336490	0156	7/27/05	\$269,000	620	0	5	1900	4	2380	NO	NO	6305 LATONA AV NE
5	385690	5060	8/18/03	\$319,000	770	0	5	1906	4	6120	NO	NO	309 NE 56TH ST
5	125720	2420	9/26/03	\$281,000	830	0	5	1902	4	3060	NO	NO	2130 N 62ND ST
5	125720	0730	4/14/04	\$285,000	1440	0	5	1913	4	2800	NO	NO	6412 1ST AV NE
5	125720	2745	3/22/05	\$425,000	640	0	6	1906	4	5400	NO	NO	6014 MERIDIAN AV N
5	125720	2745	8/22/03	\$330,000	640	0	6	1906	4	5400	NO	NO	6014 MERIDIAN AV N
5	125720	0880	2/14/03	\$257,000	660	0	6	1947	4	3060	NO	NO	2349 N 64TH ST
5	955020	2540	6/6/03	\$280,000	710	600	6	1918	5	4160	NO	NO	313 NE 55TH ST
5	955020	2540	11/29/04	\$340,000	710	600	6	1918	5	4160	NO	NO	313 NE 55TH ST
5	955020	2610	1/15/03	\$272,000	720	400	6	1918	3	4160	NO	NO	324 NE 54TH ST
5	955020	4510	8/20/04	\$294,000	720	0	6	1914	4	3060	NO	NO	147 NE 52ND ST
5	955020	4510	3/26/03	\$260,000	720	0	6	1914	4	3060	NO	NO	147 NE 52ND ST
5	385690	4970	1/27/05	\$388,000	730	390	6	1921	4	4284	NO	NO	326 NE 55TH ST
5	955020	0650	8/4/05	\$285,000	730	0	6	1903	4	2400	NO	NO	5008 MERIDIAN AV N
5	125720	1330	7/26/04	\$362,500	740	440	6	1906	4	3040	NO	NO	2338 N 60TH ST
5	913610	1940	4/6/04	\$320,000	750	650	6	1910	4	3210	NO	NO	1424 N 51ST ST
5	385690	4980	9/24/04	\$300,000	770	300	6	1926	3	4284	NO	NO	330 NE 55TH ST
5	955020	1055	3/22/05	\$317,000	770	0	6	1904	4	3200	NO	NO	5011 1ST AV NE
5	955020	2840	4/28/04	\$259,000	780	200	6	1921	3	5100	NO	NO	352 NE 53RD ST
5	913610	0096	7/12/05	\$420,000	790	0	6	1913	3	5885	NO	NO	1819 N 55TH ST
5	385690	0070	6/9/05	\$370,500	790	260	6	1924	4	3000	NO	NO	415 NE 60TH ST
5	955020	2545	12/16/03	\$305,000	790	120	6	1920	3	4160	YES	NO	316 NE 54TH ST
5	125720	2630	12/1/05	\$482,500	800	0	6	1920	3	3555	NO	NO	2208 N 60TH ST
5	913610	3235	4/27/04	\$371,500	800	0	6	1910	4	3053	NO	NO	1423 N 51ST ST
5	385690	2505	3/26/03	\$315,000	800	600	6	1920	5	3000	NO	NO	345 NE 58TH ST
5	955020	1340	4/18/05	\$449,000	820	170	6	1905	4	3750	NO	NO	5212 KIRKWOOD PL N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	335950	0555	1/9/03	\$323,500	820	370	6	1902	3	3000	NO	NO	6329 5TH AV NE
5	955020	2850	3/11/05	\$317,000	830	100	6	1919	3	3570	YES	NO	348 NE 53RD ST
5	125720	1670	12/1/04	\$400,000	830	620	6	1925	4	3774	NO	NO	2308 N 62ND ST
5	125720	2120	2/20/04	\$400,000	830	0	6	1924	4	2754	NO	NO	6407 CORLISS AV N
5	913610	0876	4/21/05	\$399,500	840	0	6	1918	3	3210	NO	NO	1634 N 53RD ST
5	336490	0200	4/11/05	\$383,200	840	0	6	1920	4	3397	NO	NO	6215 LATONA AV NE
5	125720	0030	8/12/04	\$320,000	840	0	6	1904	4	4590	NO	NO	119 NE 65TH ST
5	952310	0205	8/3/04	\$340,000	840	0	6	1916	5	3000	NO	NO	1413 N 53RD ST
5	385690	3580	11/17/03	\$308,750	850	0	6	1903	3	3750	NO	NO	5627 KIRKWOOD PL N
5	385690	2996	2/23/04	\$325,000	850	0	6	1922	4	2340	NO	NO	105 NE 58TH ST
5	913610	3136	5/27/05	\$371,000	860	0	6	1925	3	4013	NO	NO	1620 N 50TH ST
5	125720	1255	8/8/03	\$323,000	860	0	6	1908	3	3420	NO	NO	2351 N 61ST ST
5	913610	3006	6/22/03	\$365,000	860	0	6	1917	4	4013	NO	NO	1607 N 51ST ST
5	125720	2975	4/15/04	\$436,000	860	0	6	1915	4	5100	NO	NO	2117 N 63RD ST
5	385690	3610	4/25/03	\$330,000	860	100	6	1924	3	4750	NO	NO	5617 KIRKWOOD PL N
5	955120	1920	2/7/03	\$295,000	860	0	6	1901	4	3000	NO	NO	5840 WOODLAWN AV N
5	922240	0510	7/25/05	\$340,000	880	0	6	1924	3	3000	NO	NO	6317 6TH AV NE
5	913610	3026	5/27/04	\$368,000	880	0	6	1915	4	3225	NO	NO	5000 WOODLAWN AV N
5	922240	0820	9/22/03	\$268,000	880	160	6	1924	3	3487	NO	NO	6009 6TH AV NE
5	385690	3835	1/31/03	\$350,000	880	880	6	1940	4	3200	NO	NO	2264 N 56TH ST
5	955020	2250	7/28/03	\$320,000	880	310	6	1907	4	3120	NO	NO	2321 N 55TH ST
5	125720	1360	11/8/05	\$390,000	890	0	6	1953	3	4560	NO	NO	2332 N 60TH ST
5	385690	4120	7/3/03	\$390,000	890	0	6	1926	4	2880	NO	NO	5611 1ST AV NE
5	955020	0075	6/13/05	\$424,950	900	900	6	1912	3	3060	NO	NO	2115 N 54TH ST
5	955020	3335	2/24/05	\$419,000	900	0	6	1909	4	3060	NO	NO	107 NE 54TH ST
5	913610	2680	6/8/05	\$419,000	910	0	6	1928	4	3210	NO	NO	1821 N 51ST ST
5	385690	1880	12/6/04	\$359,950	910	0	6	1906	4	4000	NO	NO	100 NE 58TH ST
5	125720	0015	7/24/04	\$330,000	920	0	6	1914	3	3060	NO	NO	207 NE 65TH ST
5	125720	0070	5/5/04	\$381,000	920	0	6	1924	4	4080	NO	NO	118 NE 64TH ST
5	125720	2740	3/9/05	\$444,000	960	0	6	1904	4	5400	NO	NO	6008 MERIDIAN AV N
5	125720	1700	10/31/05	\$467,500	960	100	6	1907	5	4590	NO	NO	2327 N 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	125720	2740	1/26/03	\$345,000	960	0	6	1904	4	5400	NO	NO	6008 MERIDIAN AV N
5	913610	3170	5/10/05	\$425,000	970	480	6	1918	5	4815	NO	NO	1710 N 50TH ST
5	385690	0285	6/3/05	\$420,000	990	0	6	1909	4	4000	NO	NO	156 NE 59TH ST
5	385690	2010	8/3/04	\$395,000	990	0	6	1922	5	4000	NO	NO	145 NE 59TH ST
5	955020	2340	12/15/04	\$344,000	1000	0	6	1924	3	3120	NO	NO	111 NE 55TH ST
5	955120	1815	8/23/05	\$435,500	1020	0	6	1907	3	3096	NO	NO	5704 KENWOOD PL N
5	955020	3420	9/29/03	\$315,000	1020	910	6	1912	3	3302	NO	NO	100 NE 53RD ST
5	385690	5320	5/22/03	\$395,000	1030	160	6	1906	5	4080	NO	NO	114 NE 55TH ST
5	125720	1640	6/2/03	\$361,500	1040	0	6	1907	4	3060	NO	NO	2318 N 62ND ST
5	385690	0340	11/4/03	\$394,000	1050	600	6	1910	4	3000	NO	NO	135 NE 60TH ST
5	385690	2700	11/10/04	\$371,000	1090	0	6	1911	4	3960	NO	NO	300 NE 57TH ST
5	913610	2225	8/5/05	\$451,000	1100	1100	6	1968	4	3450	NO	NO	5109 WALLINGFORD AV N
5	955120	3390	11/28/05	\$480,000	1130	0	6	1900	4	3825	NO	NO	5854 MCKINLEY PL N
5	385690	0040	5/26/04	\$360,000	1140	0	6	1909	4	3600	NO	NO	354 NE 59TH ST
5	336490	0066	2/6/04	\$368,000	1190	0	6	1905	4	4060	NO	NO	6401 LATONA AV NE
5	385690	2485	4/24/03	\$256,100	1220	0	6	1925	3	3000	NO	NO	5703 5TH AV NE
5	125720	2625	5/27/04	\$410,000	1290	500	6	1913	3	3555	NO	NO	2137 N 61ST ST
5	335950	0675	4/27/05	\$345,000	1300	0	6	2003	3	6000	NO	NO	6329 4TH AV NE
5	955120	2690	6/8/04	\$450,000	1320	0	6	1968	4	4700	NO	NO	5512 CANFIELD PL N
5	385690	1455	10/1/04	\$427,000	1330	0	6	1908	5	3000	NO	NO	2215 N 59TH ST
5	385690	4795	7/8/05	\$303,000	1370	0	6	1908	3	3420	NO	NO	5519 5TH AV NE
5	385690	5645	7/16/04	\$415,000	1400	0	6	1909	4	3750	NO	NO	5507 KENSINGTON PL N
5	125720	0450	3/29/04	\$444,000	1460	0	6	1903	4	6120	NO	NO	100 NE 61ST ST
5	913610	0705	4/20/04	\$535,000	1620	0	6	1900	5	6420	NO	NO	1629 N 54TH ST
5	335950	1005	1/22/04	\$355,000	1640	0	6	1904	5	4500	NO	NO	6003 4TH AV NE
5	385690	2560	5/24/05	\$555,500	1690	0	6	1918	3	4000	NO	NO	333 NE 58TH ST
5	125720	2800	10/26/05	\$555,000	1790	380	6	1912	4	4590	NO	NO	6102 MERIDIAN AV N
5	125720	2800	1/9/03	\$388,500	1790	380	6	1912	4	4590	NO	NO	6102 MERIDIAN AV N
5	955020	4190	7/21/05	\$360,000	850	0	7	1927	3	4080	NO	NO	346 NE 51ST ST
5	385690	4090	4/25/03	\$300,000	850	0	7	1936	4	4080	NO	NO	2326 N 56TH ST
5	385690	1550	3/18/04	\$403,000	860	0	7	1921	4	3000	NO	NO	2319 N 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	125720	0785	12/7/05	\$422,000	870	0	7	1930	3	3060	NO	NO	2335 N 65TH ST
5	913610	0390	10/15/04	\$510,000	880	840	7	1905	4	6420	NO	NO	1603 N 55TH ST
5	955020	4050	2/8/03	\$256,500	900	0	7	1921	5	5100	NO	NO	349 NE 53RD ST
5	125720	0665	6/12/03	\$330,000	910	390	7	1916	4	3150	NO	NO	102 NE 64TH ST
5	955020	2780	11/8/04	\$259,000	920	120	7	1917	3	3600	NO	NO	5407 5TH AV NE
5	335950	0480	7/1/04	\$385,000	930	710	7	1941	4	5000	NO	NO	6302 4TH AV NE
5	913610	0346	4/10/05	\$493,500	940	720	7	1922	4	4013	NO	NO	1617 N 55TH ST
5	955020	2650	10/10/05	\$421,000	940	310	7	1919	4	4160	NO	NO	335 NE 55TH ST
5	955120	0700	12/29/04	\$666,250	940	940	7	2004	3	3500	YES	NO	5834 E GREEN LAKE WY N
5	913610	2870	3/28/03	\$279,000	950	160	7	1908	4	3745	NO	NO	1916 N 50TH ST
5	952310	0170	11/11/05	\$475,000	960	500	7	1918	4	3200	NO	NO	5206 E GREEN LAKE WY N
5	335950	0830	5/16/05	\$436,000	960	690	7	1989	3	3000	NO	NO	6057 4TH AV NE
5	955020	0310	12/5/03	\$375,000	970	0	7	1905	4	4284	NO	NO	2116 N 52ND ST
5	952310	0180	6/11/04	\$336,000	980	0	7	1918	3	3200	NO	NO	5208 E GREEN LAKE WY N
5	913610	0235	7/19/05	\$459,000	990	0	7	1917	4	4815	NO	NO	1834 N 54TH ST
5	955020	2210	5/7/04	\$344,350	990	0	7	1904	4	4160	NO	NO	2306 N 54TH ST
5	913610	1201	6/10/04	\$389,000	1000	560	7	1906	4	2100	NO	NO	5307 MERIDIAN AV N
5	385690	4815	8/24/04	\$260,000	1000	0	7	1984	3	4080	NO	NO	353 NE 56TH ST
5	385690	4820	8/6/04	\$255,000	1000	0	7	1984	3	4080	NO	NO	347 NE 56TH ST
5	385690	3670	12/6/05	\$510,000	1010	0	7	1914	4	3794	NO	NO	5635 KIRKWOOD PL N
5	913610	1075	7/29/05	\$475,000	1010	1010	7	1911	3	3150	NO	NO	5304 WALLINGFORD AV N
5	952310	0330	11/27/04	\$392,500	1010	530	7	1921	4	3200	NO	NO	5406 E GREEN LAKE WY N
5	385690	0185	11/1/04	\$430,000	1010	860	7	1914	5	3000	NO	NO	311 NE 60TH ST
5	955020	0400	9/7/05	\$400,000	1010	0	7	1942	4	3876	NO	NO	2144 N 51ST ST
5	385690	0830	11/17/03	\$415,000	1010	0	7	1925	3	5500	NO	NO	2111 N 60TH ST
5	913610	1131	5/21/04	\$370,001	1010	0	7	1908	4	4013	NO	NO	1828 N 53RD ST
5	952310	0330	6/13/03	\$315,000	1010	530	7	1921	4	3200	NO	NO	5406 E GREEN LAKE WY N
5	955020	0400	11/3/03	\$326,950	1010	0	7	1942	4	3876	NO	NO	2144 N 51ST ST
5	125720	1010	3/24/03	\$319,500	1010	500	7	1923	3	4080	NO	NO	2347 N 63RD ST
5	955020	1210	11/7/05	\$440,000	1030	0	7	1906	5	4813	NO	NO	5102 KEYSTONE PL N
5	913610	0446	6/8/05	\$536,000	1040	500	7	1923	4	4013	NO	NO	1620 N 54TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	1460	8/14/04	\$440,000	1040	0	7	1914	3	4375	NO	NO	5227 KENSINGTON PL N
5	955120	1430	6/26/03	\$439,000	1040	120	7	1924	4	3460	NO	NO	5506 WOODLAWN AV N
5	952310	0345	10/30/03	\$349,950	1040	210	7	1922	4	3800	NO	NO	5414 E GREEN LAKE WY N
5	913610	1040	9/26/03	\$351,000	1040	0	7	1908	3	3531	NO	NO	1815 N 54TH ST
5	913610	1121	6/12/03	\$415,000	1060	0	7	1912	5	4013	NO	NO	1820 N 53RD ST
5	335950	0435	5/29/03	\$376,000	1070	0	7	1902	4	6000	NO	NO	6062 4TH AV NE
5	955120	0600	10/26/04	\$446,100	1070	0	7	1926	4	4409	YES	NO	6205 KIRKWOOD PL N
5	955020	3920	1/5/05	\$269,000	1080	0	7	1922	3	4080	NO	NO	319 NE 53RD ST
5	385690	4990	11/1/04	\$406,000	1090	700	7	1926	3	3060	NO	NO	334 NE 55TH ST
5	955120	1755	6/11/04	\$425,000	1090	0	7	1955	4	4355	NO	NO	5567 WALLINGFORD AV N
5	955020	2920	2/1/05	\$373,000	1090	650	7	1921	4	4080	YES	NO	336 NE 53RD ST
5	385690	4705	10/11/04	\$370,000	1090	180	7	1924	4	4080	NO	NO	342 NE 56TH ST
5	385690	2085	6/14/03	\$339,000	1090	910	7	1910	4	4000	NO	NO	149 NE 59TH ST
5	913610	2373	7/14/05	\$527,000	1100	0	7	1910	4	3700	NO	NO	5118 WALLINGFORD AV N
5	385690	3392	10/5/05	\$495,000	1100	0	7	1925	4	5000	NO	NO	5636 KEYSTONE PL N
5	913610	2881	6/16/04	\$325,000	1100	0	7	1908	4	3745	NO	NO	1924 N 50TH ST
5	385690	4715	10/27/04	\$374,500	1100	0	7	1924	4	4080	NO	NO	346 NE 56TH ST
5	913610	2881	6/2/03	\$275,000	1100	0	7	1908	4	3745	NO	NO	1924 N 50TH ST
5	955020	0570	9/29/05	\$385,000	1110	0	7	1918	3	3060	NO	NO	2112 N 51ST ST
5	125720	2060	3/17/03	\$430,000	1110	0	7	1925	4	4335	YES	NO	6415 WOODLAWN AV N
5	955020	1220	10/8/04	\$585,000	1120	970	7	1922	4	4813	NO	NO	5104 KEYSTONE PL N
5	385690	3025	12/17/03	\$419,000	1120	0	7	1925	4	4000	NO	NO	106 NE 57TH ST
5	955020	3510	1/5/04	\$350,000	1120	900	7	1925	4	2925	NO	NO	2321 N 53RD ST
5	955020	3620	11/5/04	\$539,000	1130	0	7	2004	3	3060	NO	NO	120 NE 52ND ST
5	955020	2195	10/28/03	\$385,000	1130	220	7	1958	4	3120	NO	NO	2315 N 55TH ST
5	335950	0220	4/20/04	\$327,500	1130	0	7	1907	4	3500	NO	NO	6005 5TH AV NE
5	955020	5110	7/21/04	\$306,000	1130	0	7	1909	3	3919	NO	NO	324 NE 50TH ST
5	335950	0080	12/16/03	\$314,000	1130	0	7	1905	4	3000	NO	NO	6302 5TH AV NE
5	913610	1191	10/15/04	\$578,800	1140	590	7	1918	5	4815	NO	NO	1850 N 53RD ST
5	125720	1755	5/12/05	\$415,000	1140	0	7	1904	4	4080	NO	NO	2328 N 63RD ST
5	125720	1520	4/15/03	\$460,000	1140	0	7	1924	5	4590	NO	NO	2310 N 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	5030	5/28/04	\$272,000	1140	0	7	1907	3	3919	NO	NO	310 NE 50TH ST
5	385690	4895	3/18/03	\$300,000	1140	0	7	1926	3	5100	NO	NO	343 NE 56TH ST
5	385690	0875	7/13/05	\$525,000	1150	360	7	1924	4	5000	NO	NO	5910 MERIDIAN AV N
5	385690	4495	11/10/04	\$455,000	1150	360	7	1923	4	4080	NO	NO	311 NE 57TH ST
5	385690	0875	5/10/04	\$449,900	1150	360	7	1924	4	5000	NO	NO	5910 MERIDIAN AV N
5	385690	5550	7/3/04	\$525,000	1160	180	7	1918	4	4590	NO	NO	2308 N 55TH ST
5	385690	3205	8/15/05	\$471,000	1160	1190	7	1924	4	4000	NO	NO	2333 N 58TH ST
5	922290	0010	4/26/05	\$409,950	1160	1140	7	1918	5	3935	NO	NO	603 NE 63RD ST
5	913610	0086	4/14/04	\$422,580	1160	290	7	1905	4	5350	NO	NO	1823 N 55TH ST
5	385690	4620	11/16/04	\$379,000	1160	600	7	1976	5	4080	NO	NO	331 NE 57TH ST
5	385690	3205	2/11/03	\$367,495	1160	1190	7	1924	4	4000	NO	NO	2333 N 58TH ST
5	385690	5400	1/16/03	\$330,000	1170	0	7	1906	3	4080	NO	NO	108 NE 55TH ST
5	335950	0151	10/1/04	\$365,000	1180	0	7	1957	4	5000	NO	NO	6032 5TH AV NE
5	955020	1450	10/23/03	\$400,000	1180	990	7	1914	4	4375	NO	NO	5231 KENSINGTON PL N
5	955020	1000	10/13/05	\$513,500	1190	0	7	1918	3	3570	NO	NO	2339 N 51ST ST
5	955020	1330	3/4/04	\$455,950	1190	350	7	1951	4	5625	NO	NO	5208 KIRKWOOD PL N
5	955020	4100	6/23/03	\$340,000	1190	0	7	1924	3	4080	NO	NO	352 NE 52ND ST
5	913610	2820	1/14/04	\$320,000	1190	1190	7	1952	4	5350	NO	NO	1900 N 50TH ST
5	125720	0985	6/6/05	\$520,000	1200	0	7	1925	3	4080	NO	NO	2355 N 63RD ST
5	336490	0110	2/3/03	\$355,000	1200	0	7	1906	4	3519	NO	NO	6319 LATONA AV NE
5	952310	0015	9/23/04	\$405,000	1210	0	7	1924	3	3425	NO	NO	5008 E GREEN LAKE WY N
5	385690	2040	6/22/05	\$580,000	1210	650	7	2005	3	3800	NO	NO	140 NE 58TH ST
5	955020	2990	9/29/05	\$385,000	1210	0	7	1914	3	4080	NO	NO	320 NE 53RD ST
5	385690	2935	2/11/05	\$475,000	1220	0	7	1910	4	3000	NO	NO	121 NE 58TH ST
5	955020	0976	2/24/05	\$367,000	1220	900	7	1963	3	5400	NO	NO	2310 N 50TH ST
5	385690	2935	3/9/04	\$425,000	1220	0	7	1910	4	3000	NO	NO	121 NE 58TH ST
5	335950	0810	6/2/03	\$320,000	1220	0	7	1986	3	3000	NO	NO	6212 LATONA AV NE
5	922240	0520	10/25/04	\$310,000	1220	0	7	1922	4	3000	NO	NO	6311 6TH AV NE
5	385690	2270	9/15/04	\$405,000	1230	0	7	1928	5	3000	NO	NO	327 NE 59TH ST
5	922240	0760	8/3/05	\$364,200	1240	0	7	1909	4	6000	NO	NO	6037 6TH AV NE
5	955020	5090	5/5/05	\$414,950	1240	550	7	1912	3	4680	NO	NO	329 NE 51ST ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	385690	5080	7/11/03	\$355,000	1240	0	7	1911	3	4080	YES	NO	5508 LATONA AV NE
5	955120	1725	4/22/04	\$345,000	1240	0	7	1905	3	6060	NO	NO	5553 WALLINGFORD AV N
5	336490	0065	8/6/03	\$440,500	1250	390	7	1914	4	3080	NO	NO	6409 LATONA AV NE
5	385690	2275	7/8/03	\$421,000	1250	0	7	1928	3	3000	NO	NO	325 NE 59TH ST
5	955020	2910	6/16/05	\$377,000	1250	230	7	1920	4	4080	YES	NO	340 NE 53RD ST
5	955120	3350	4/6/04	\$475,000	1260	1220	7	1961	3	7377	NO	NO	5757 KIRKWOOD PL N
5	385690	2625	2/10/03	\$417,500	1270	620	7	1908	4	4000	NO	NO	315 NE 58TH ST
5	955020	4730	10/21/04	\$320,500	1270	0	7	1912	3	3919	NO	NO	112 NE 50TH ST
5	125720	1825	7/1/03	\$419,000	1270	0	7	2000	3	6120	NO	NO	2327 N 64TH ST
5	385690	4389	6/18/03	\$327,000	1270	0	7	1907	3	3200	NO	NO	5615 LATONA AV NE
5	125720	1965	1/26/04	\$315,000	1280	0	7	1971	3	3060	NO	NO	2323 N 65TH ST
5	955020	0120	8/9/04	\$454,300	1290	0	7	1926	5	3060	NO	NO	2116 N 53RD ST
5	125720	1600	12/8/05	\$785,000	1300	860	7	2001	3	3060	NO	NO	2319 N 62ND ST
5	335950	0501	4/23/04	\$449,950	1300	760	7	1940	5	4500	NO	NO	6314 4TH AV NE
5	955020	3830	5/6/04	\$394,000	1300	0	7	1916	4	2970	NO	NO	5209 LATONA AV NE
5	955120	1945	3/15/05	\$430,000	1310	0	7	1924	3	3500	NO	NO	5835 MCKINLEY PL N
5	922240	0420	4/29/04	\$315,000	1310	0	7	1915	3	4500	NO	NO	602 NE 63RD ST
5	955120	2875	10/28/04	\$527,500	1320	680	7	1935	4	4372	NO	NO	5641 KEYSTONE PL N
5	913610	1006	10/28/04	\$438,000	1320	0	7	1912	3	4013	NO	NO	1825 N 54TH ST
5	955020	4975	7/11/05	\$375,000	1320	0	7	1913	4	2926	NO	NO	222 NE 50TH ST
5	913610	0886	5/20/05	\$445,000	1330	0	7	1911	4	1978	NO	NO	5307 WALLINGFORD AV N
5	955020	4910	11/30/04	\$323,500	1330	0	7	1909	4	5200	NO	NO	206 NE 50TH ST
5	336490	0155	7/26/05	\$450,000	1340	0	7	1909	3	2856	NO	NO	6309 LATONA AV NE
5	125720	2520	6/6/04	\$470,000	1340	0	7	1904	4	6120	NO	NO	2136 N 61ST ST
5	955020	0460	4/28/03	\$350,000	1340	0	7	1908	4	3570	NO	NO	2134 N 51ST ST
5	125720	0185	3/10/04	\$405,000	1350	0	7	1903	5	3876	NO	NO	134 NE 62ND ST
5	385690	0840	3/3/05	\$445,000	1360	160	7	1901	4	4178	NO	NO	2118 N 59TH ST
5	955020	4460	3/21/05	\$475,000	1370	0	7	1919	4	4400	NO	NO	5107 LATONA AV NE
5	955120	0735	12/27/04	\$460,000	1370	0	7	1900	4	4800	YES	NO	5831 WOODLAWN AV N
5	913610	1916	3/15/05	\$640,000	1380	410	7	1910	5	4077	NO	NO	1423 N 52ND ST
5	955020	0945	1/27/05	\$570,000	1380	700	7	1963	4	5202	NO	NO	2319 N 51ST ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	913610	0745	4/23/04	\$475,000	1390	0	7	1910	4	2520	NO	NO	1607 N 54TH ST
5	385690	5200	11/18/05	\$475,000	1400	0	7	1906	3	3060	NO	NO	147 NE 56TH ST
5	955020	3700	6/2/04	\$387,500	1400	0	7	1906	3	3825	NO	NO	135 NE 53RD ST
5	955020	4250	8/16/04	\$305,000	1400	0	7	1916	3	3570	NO	NO	338 NE 51ST ST
5	125720	0190	7/8/04	\$480,000	1410	0	7	1926	4	4080	NO	NO	130 NE 62ND ST
5	955120	1110	2/26/04	\$439,500	1410	0	7	1924	4	3600	NO	NO	1512 N 57TH ST
5	125720	2375	3/25/03	\$477,000	1420	0	7	1906	3	6120	NO	NO	2158 N 62ND ST
5	922240	0750	3/15/05	\$409,000	1420	0	7	1922	4	4500	NO	NO	6043 6TH AV NE
5	955120	1550	5/13/04	\$465,000	1420	0	7	1903	4	7200	NO	NO	5532 WOODLAWN AV N
5	955020	2810	9/22/04	\$365,000	1430	0	7	1924	3	4465	NO	NO	5311 5TH AV NE
5	125720	0585	9/9/04	\$460,000	1430	0	7	1902	4	6120	NO	NO	102 NE 63RD ST
5	913610	2690	6/17/03	\$396,300	1430	0	7	1984	3	3210	NO	NO	1817 N 51ST ST
5	385690	5245	8/11/03	\$346,500	1430	0	7	1906	4	6120	NO	NO	131 NE 56TH ST
5	385690	2110	3/16/04	\$389,000	1440	0	7	1926	4	3000	NO	NO	5807 LATONA AV NE
5	913610	1535	4/7/04	\$340,000	1450	0	7	1911	3	2580	NO	NO	5215 WALLINGFORD AV N
5	913610	1171	9/3/03	\$536,000	1460	800	7	1911	4	4280	NO	NO	1842 N 53RD ST
5	385690	4925	12/13/04	\$409,950	1460	0	7	1926	3	3060	NO	NO	340 NE 55TH ST
5	955020	1420	8/21/04	\$440,000	1460	0	7	1916	4	3750	NO	NO	5222 KIRKWOOD PL N
5	955020	3550	7/2/04	\$590,000	1480	300	7	1924	4	5818	NO	NO	5216 1ST AV NE
5	125720	2500	11/28/04	\$545,000	1480	0	7	1992	3	6120	NO	NO	2148 N 61ST ST
5	385690	4950	4/26/05	\$350,000	1480	0	7	1940	3	4080	NO	NO	325 NE 56TH ST
5	385690	4295	3/26/04	\$550,000	1490	0	7	1901	4	6120	NO	NO	129 NE 57TH ST
5	913610	1850	9/24/04	\$523,000	1500	470	7	1909	3	4908	NO	NO	1429 N 53RD ST
5	385690	0590	9/17/04	\$515,000	1500	600	7	1911	4	3000	NO	NO	2335 N 60TH ST
5	955120	0635	8/12/03	\$701,000	1500	1150	7	1989	3	7200	YES	NO	5838 E GREEN LAKE WY N
5	385690	1645	7/28/04	\$632,500	1510	600	7	1924	5	3800	NO	NO	2348 N 58TH ST
5	385690	0610	12/9/04	\$475,000	1510	0	7	1908	3	4000	NO	NO	2326 N 59TH ST
5	335950	0975	8/5/05	\$464,500	1510	0	7	1905	4	6000	NO	NO	6014 LATONA AV NE
5	385690	2400	9/10/04	\$385,000	1510	0	7	1925	3	3000	NO	NO	5805 5TH AV NE
5	913610	1620	6/28/04	\$439,000	1510	0	7	1906	5	5350	NO	NO	1613 N 53RD ST
5	335950	0975	3/7/03	\$365,000	1510	0	7	1905	4	6000	NO	NO	6014 LATONA AV NE

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	385690	4750	4/22/04	\$353,500	1510	0	7	1924	4	4080	NO	NO	350 NE 56TH ST
5	955020	0980	2/19/03	\$408,000	1520	0	7	1917	3	4080	NO	NO	2331 N 51ST ST
5	385690	3120	7/25/03	\$372,000	1520	190	7	1924	3	4000	NO	NO	2349 N 58TH ST
5	955120	3205	7/22/03	\$557,500	1530	610	7	1907	4	5405	NO	NO	5716 KEYSTONE PL N
5	336490	0190	6/13/05	\$519,000	1530	380	7	1926	4	3060	NO	NO	140 NE 63RD ST
5	955020	3790	12/7/05	\$530,000	1540	0	7	1920	4	3638	NO	NO	5217 LATONA AV NE
5	955020	3450	12/4/03	\$519,000	1550	220	7	1924	4	3702	NO	NO	2303 NE 54TH ST
5	955020	4960	2/24/04	\$333,500	1550	0	7	1911	3	5200	NO	NO	256 NE 50TH ST
5	913610	1871	5/28/03	\$535,000	1560	0	7	1900	5	5220	NO	NO	1422 N 52ND ST
5	385690	1525	9/14/05	\$500,000	1560	0	7	1923	3	4080	NO	NO	2320 N 58TH ST
5	955120	1230	10/11/04	\$495,000	1560	0	7	1922	4	3500	NO	NO	5528 ASHWORTH AV N
5	955020	3100	11/3/03	\$365,000	1560	0	7	1919	3	2788	NO	NO	5319 LATONA AV NE
5	955120	0640	3/2/04	\$520,000	1570	0	7	1916	4	4800	NO	NO	5843 WOODLAWN AV N
5	335950	0415	11/21/05	\$540,000	1570	0	7	1911	4	6000	NO	NO	411 NE 63RD ST
5	955020	3655	3/18/03	\$465,000	1570	180	7	1929	3	3060	NO	NO	121 NE 53RD ST
5	335950	0415	12/6/04	\$425,000	1570	0	7	1911	4	6000	NO	NO	411 NE 63RD ST
5	125720	0300	10/29/03	\$435,000	1570	0	7	1911	5	3600	NO	NO	133 NE 61ST ST
5	385690	3870	4/3/03	\$442,000	1570	0	7	1921	5	3500	NO	NO	2227 N 57TH ST
5	955020	4650	3/15/04	\$570,000	1580	840	7	2004	3	3060	NO	NO	109 NE 52ND ST
5	955120	1615	4/21/03	\$433,500	1580	460	7	1982	3	3600	NO	NO	5540 WOODLAWN AV N
5	385690	0800	10/7/03	\$430,000	1580	440	7	1996	3	3000	NO	NO	2202 N 59TH ST
5	913610	0121	4/29/05	\$570,000	1590	0	7	1924	4	3745	NO	NO	5416 WALLINGFORD AV N
5	913610	1946	6/2/03	\$529,950	1600	0	7	1910	4	3420	NO	NO	5103 WOODLAWN AV N
5	955120	1845	6/27/03	\$550,000	1600	0	7	1912	4	3466	NO	NO	5813 MCKINLEY PL N
5	955020	3770	10/25/04	\$489,850	1600	140	7	1911	4	3825	NO	NO	138 NE 52ND ST
5	955020	4240	6/15/04	\$405,000	1600	0	7	1918	3	4080	NO	NO	342 NE 51ST ST
5	955020	0235	2/14/03	\$383,150	1600	0	7	1984	3	3060	NO	NO	2110 N 52ND ST
5	955020	4450	6/1/04	\$454,500	1620	0	7	1919	3	4400	NO	NO	5115 LATONA AV NE
5	955120	1050	7/19/05	\$526,000	1620	1220	7	1926	4	4570	NO	NO	5711 WOODLAWN AV N
5	336490	0195	5/10/04	\$390,000	1620	0	7	1926	4	3060	NO	NO	138 NE 63RD ST
5	385690	1400	3/16/04	\$455,000	1630	0	7	1952	4	8775	NO	NO	2119 N 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	125720	3205	9/3/04	\$580,000	1630	0	7	1965	4	6707	YES	NO	6416 E GREEN LAKE WY N
5	125720	2320	11/7/05	\$620,000	1640	840	7	1902	4	3060	NO	NO	2130 N 63RD ST
5	913610	0122	7/1/03	\$490,000	1640	0	7	1924	4	3745	NO	NO	5412 WALLINGFORD AV N
5	125720	0165	6/21/04	\$445,000	1640	0	7	1906	4	4590	NO	NO	125 NE 63RD ST
5	913610	1506	4/1/04	\$479,000	1650	0	7	1912	4	5350	NO	NO	1848 N 52ND ST
5	955120	2475	3/21/03	\$425,000	1650	0	7	1913	5	3000	NO	NO	5564 CANFIELD PL N
5	955020	5010	6/13/03	\$395,000	1660	280	7	1913	4	2760	NO	NO	307 NE 51ST ST
5	955020	2580	10/27/04	\$397,500	1670	400	7	1918	4	4160	NO	NO	323 NE 55TH ST
5	385690	2280	3/19/03	\$379,000	1670	500	7	1918	4	6000	NO	NO	326 NE 58TH ST
5	952310	0305	8/23/04	\$390,000	1680	0	7	1918	3	5000	NO	NO	1416 N 53RD ST
5	955120	2130	11/12/04	\$789,000	1690	1000	7	1994	3	6000	NO	NO	6019 MCKINLEY PL N
5	955020	0560	10/29/03	\$400,000	1690	0	7	1907	4	3825	NO	NO	2115 N 52ND ST
5	955020	4520	6/2/03	\$500,000	1700	0	7	1927	4	4590	NO	NO	142 NE 51ST ST
5	385690	2470	10/21/04	\$425,000	1700	400	7	1915	3	6300	NO	NO	346 NE 57TH ST
5	125720	1680	4/19/04	\$500,000	1710	0	7	1903	5	5406	NO	NO	2302 N 62ND ST
5	955020	1480	6/18/03	\$535,000	1710	0	7	2000	3	3750	NO	NO	5120 KEYSTONE PL N
5	955020	4600	5/5/04	\$518,000	1720	0	7	1925	4	3825	NO	NO	124 NE 51ST ST
5	952310	0035	10/15/04	\$542,500	1720	0	7	2004	3	5000	NO	NO	5018 E GREEN LAKE WY N
5	955020	4930	9/8/03	\$365,000	1720	0	7	1912	3	4400	NO	NO	5011 LATONA AV NE
5	913610	2836	11/23/05	\$515,950	1730	0	7	1914	4	4013	NO	NO	1906 N 50TH ST
5	955020	5140	6/1/05	\$400,000	1740	0	7	1924	3	5200	NO	NO	333 NE 51ST ST
5	955120	2845	11/29/05	\$625,000	1750	0	7	1926	4	4500	NO	NO	5534 KENWOOD PL N
5	385690	2870	5/10/04	\$427,500	1760	0	7	1995	3	3000	NO	NO	137 NE 58TH ST
5	955020	5170	3/22/05	\$660,000	1770	460	7	1914	5	4080	NO	NO	404 NE 50TH ST
5	385690	1435	7/20/04	\$470,000	1770	0	7	1906	4	4500	NO	NO	2300 N 58TH ST
5	385690	5355	6/25/04	\$465,000	1770	0	7	1906	4	6120	NO	NO	109 NE 56TH ST
5	385690	4255	7/25/03	\$492,500	1790	0	7	2001	3	3060	NO	NO	113 NE 57TH ST
5	913610	2830	10/29/03	\$326,500	1810	0	7	1910	4	4013	NO	NO	1904 N 50TH ST
5	955120	2120	6/15/05	\$695,000	1830	0	7	1901	4	6000	NO	NO	6206 WOODLAWN AV N
5	385690	4630	2/10/05	\$465,000	1840	0	7	1908	4	6120	NO	NO	327 NE 57TH ST
5	125720	2215	6/7/05	\$603,000	1850	0	7	1906	5	4080	NO	NO	2153 N 64TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	2010	3/5/04	\$535,000	1850	500	7	1916	3	5000	NO	NO	5428 KIRKWOOD PL N
5	335950	0110	6/3/04	\$499,000	1860	690	7	1902	5	6000	NO	NO	6054 5TH AV NE
5	336490	0365	7/26/05	\$550,000	1880	0	7	1908	4	6120	NO	NO	146 NE 61ST ST
5	955020	3600	6/23/05	\$511,910	1890	400	7	1921	3	4590	NO	NO	109 NE 53RD ST
5	955020	0330	2/24/03	\$421,160	1910	150	7	1914	3	4794	NO	NO	2138 N 52ND ST
5	385690	1990	4/17/05	\$679,500	1930	120	7	1909	5	3750	NO	NO	128 NE 58TH ST
5	913610	2496	3/12/03	\$480,000	1940	360	7	1909	5	4280	NO	NO	1834 N 51ST ST
5	955120	0585	9/8/05	\$705,000	1960	0	7	1924	4	5533	NO	NO	5859 WOODLAWN AV N
5	952310	0250	7/10/03	\$342,500	1960	150	7	1924	3	4000	NO	NO	5304 E GREEN LAKE WY N
5	913610	0070	5/23/05	\$810,000	2010	970	7	1919	4	4280	NO	NO	1829 N 55TH ST
5	385690	5145	5/17/04	\$380,000	2020	0	7	1900	3	6120	NO	NO	151 NE 56TH ST
5	955020	0800	3/31/04	\$389,950	2030	400	7	1914	4	4703	NO	NO	2134 N 50TH ST
5	913610	2011	5/13/05	\$765,000	2060	500	7	1908	5	4040	NO	NO	1625 N 52ND ST
5	922240	0605	3/29/05	\$456,000	2070	910	7	1921	3	4500	NO	NO	6047 6TH AV NE
5	385690	4520	6/28/05	\$605,000	2130	0	7	1912	3	6000	NO	NO	5608 LATONA AV NE
5	335950	0096	11/22/05	\$495,000	2130	0	7	1908	3	4000	NO	NO	6062 5TH AV NE
5	385690	2930	6/10/04	\$440,000	2140	0	7	1909	3	6000	NO	NO	130 NE 57TH ST
5	955020	1015	4/11/03	\$335,000	2140	0	7	1924	4	6240	NO	NO	2342 N 50TH ST
5	955120	1275	3/30/05	\$665,000	2160	0	7	1900	5	4200	NO	NO	5525 WOODLAWN AV N
5	955120	2570	8/11/05	\$515,000	2180	0	7	1968	3	4500	NO	NO	5536 CANFIELD PL N
5	955020	0920	9/13/05	\$634,000	2280	540	7	1902	5	5232	NO	NO	2315 N 51ST ST
5	385690	0855	4/1/05	\$849,000	2290	0	7	2001	3	5500	NO	NO	2124 N 59TH ST
5	955120	0945	11/16/05	\$950,000	2410	0	7	1998	3	4500	NO	NO	5733 WOODLAWN AV N
5	385690	0215	7/29/04	\$617,500	2710	610	7	1901	4	6000	NO	NO	5900 LATONA AV NE
5	385690	4385	7/3/03	\$355,000	1000	200	8	1911	3	3200	NO	NO	5611 LATONA AV NE
5	955120	3000	10/27/03	\$435,000	1230	0	8	1929	4	2457	NO	NO	1829 N 57TH ST
5	955020	4220	5/31/05	\$515,000	1330	0	8	1929	4	3570	NO	NO	341 NE 52ND ST
5	125720	0290	8/21/03	\$425,000	1350	0	8	1962	3	6120	NO	NO	116 NE 61ST ST
5	955120	2855	9/8/05	\$599,950	1360	660	8	1965	5	3900	NO	NO	5635 KEYSTONE PL N
5	913610	3190	7/29/05	\$460,000	1420	0	8	1924	3	2520	NO	NO	5007 WALLINGFORD AV N
5	955120	1970	2/27/03	\$485,000	1530	430	8	1988	3	3000	NO	NO	5847 MCKINLEY PL N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	385690	0405	12/22/05	\$772,500	1540	0	8	1924	3	6000	NO	NO	116 NE 59TH ST
5	385690	1870	11/4/04	\$750,000	1560	860	8	1931	5	6000	NO	NO	103 NE 59TH ST
5	385690	3295	11/8/05	\$769,000	1580	0	8	1998	3	6000	NO	NO	2312 N 57TH ST
5	955120	1155	8/18/03	\$681,800	1580	940	8	1909	5	4500	NO	NO	5544 ASHWORTH AV N
5	913610	2966	3/7/03	\$615,000	1580	460	8	1909	4	4280	NO	NO	1623 N 51ST ST
5	385690	3295	10/27/03	\$640,000	1580	0	8	1998	3	6000	NO	NO	2312 N 57TH ST
5	922290	0011	2/25/05	\$490,000	1640	490	8	2004	3	4243	NO	NO	607 NE 63RD ST
5	913610	0776	6/3/05	\$720,000	1670	0	8	1922	5	5350	NO	NO	1612 N 53RD ST
5	913610	0776	10/21/03	\$663,000	1670	0	8	1922	5	5350	NO	NO	1612 N 53RD ST
5	955020	4160	12/8/05	\$492,500	1680	600	8	1929	3	3640	NO	NO	5107 5TH AV NE
5	922240	0792	8/5/04	\$425,000	1680	870	8	1996	3	3000	NO	NO	6021 6TH AV NE
5	955120	0760	5/25/04	\$640,000	1680	840	8	2004	3	3000	NO	NO	5839 WOODLAWN AV N
5	335950	0870	11/23/03	\$432,000	1680	620	8	2000	3	3000	NO	NO	6204 LATONA AV NE
5	385690	3965	11/1/05	\$760,000	1690	500	8	1988	3	3060	NO	NO	2317 N 57TH ST
5	955020	1200	8/4/03	\$545,000	1700	0	8	1910	5	4309	NO	NO	2326 N 51ST ST
5	125720	0610	7/13/04	\$543,000	1710	0	8	1984	3	3060	NO	NO	107 NE 64TH ST
5	385690	1480	11/18/03	\$445,500	1710	0	8	1995	3	3000	NO	NO	2312 N 58TH ST
5	955120	0795	8/27/03	\$677,000	1730	510	8	1950	4	6270	YES	NO	5808 E GREEN LAKE WY N
5	125720	2550	6/17/04	\$685,000	1760	0	8	1924	5	4032	NO	NO	6005 CORLISS AV N
5	955120	3025	3/25/03	\$540,000	1760	0	8	2000	3	2690	NO	NO	5574 KENWOOD PL N
5	125720	0255	6/16/05	\$610,000	1840	480	8	1988	3	3060	NO	NO	119 NE 62ND ST
5	385690	4250	2/4/04	\$545,000	1840	0	8	1998	3	3060	NO	NO	123 NE 57TH ST
5	385690	3750	7/22/05	\$774,922	1860	400	8	1927	5	6075	NO	NO	5622 KIRKWOOD PL N
5	335950	0301	9/15/04	\$495,000	1890	0	8	1930	4	4000	NO	NO	6029 5TH AV NE
5	955120	1670	3/2/04	\$757,500	1990	1070	8	1999	3	5300	NO	NO	5716 WOODLAWN AV N
5	913610	0250	2/10/04	\$499,000	1990	590	8	2003	3	3210	NO	NO	1842 N 54TH ST
5	913610	0255	3/10/04	\$499,500	1990	590	8	2003	3	3210	NO	NO	1846 N 54TH ST
5	913610	2900	10/9/03	\$386,000	1990	800	8	1919	4	4815	NO	NO	5005 MERIDIAN AV N
5	125720	1960	5/12/04	\$430,000	2030	0	8	1987	3	3060	NO	NO	2325 N 65TH ST
5	125720	1960	7/17/03	\$409,900	2030	0	8	1987	3	3060	NO	NO	2325 N 65TH ST
5	125720	1635	6/27/05	\$737,000	2060	560	8	2004	3	3060	NO	NO	2326 N 62ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955120	2435	10/28/04	\$650,000	2190	0	8	1997	3	3000	NO	NO	5566 CANFIELD PL N
5	385690	0550	7/22/03	\$755,000	2230	500	8	2003	5	4000	NO	NO	2337 N 60TH ST
5	955020	3880	6/16/04	\$535,000	2360	280	8	1930	3	4794	YES	NO	312 NE 52ND ST
5	385690	1330	3/29/04	\$624,950	2380	0	8	1993	3	4535	NO	NO	2220 N 57TH ST
5	955120	0140	7/26/04	\$721,600	2420	1210	8	2003	3	3600	NO	NO	5537 ASHWORTH AV N
5	955120	1870	7/19/04	\$779,000	2600	0	8	1902	4	7000	NO	NO	5828 WOODLAWN AV N
5	125720	0480	8/30/05	\$1,050,000	3040	0	8	1901	5	7650	NO	NO	101 NE 62ND ST
5	955120	3495	4/16/04	\$780,000	3290	0	8	1988	3	7500	NO	NO	6002 MCKINLEY PL N
5	125720	1720	6/2/05	\$815,000	1840	980	9	2004	3	3060	NO	NO	2315 N 63RD ST
5	955120	2945	8/4/05	\$755,000	2000	740	9	2004	3	2360	NO	NO	5663 KEYSTONE PL N
5	955020	1272	7/20/04	\$800,000	2060	0	9	1924	5	3680	NO	NO	2318 N 52ND ST
5	125720	2430	3/26/04	\$655,000	2060	590	9	2001	3	3060	YES	NO	2129 N 62ND ST
5	955020	1640	10/27/05	\$997,089	2110	730	9	2005	3	5188	NO	NO	5230 KIRKWOOD PL N
5	955120	1890	7/14/04	\$682,000	2140	0	9	2004	3	3000	NO	NO	5814 WOODLAWN AV N
5	955120	3315	5/3/03	\$858,836	2240	1100	9	2003	3	4804	NO	NO	5726 KEYSTONE PL N
5	955120	3065	7/19/04	\$749,000	2380	0	9	2004	3	5404	NO	NO	1826 N 57TH ST
5	125720	3170	8/25/04	\$825,000	2420	690	9	1997	3	3000	YES	NO	2112 N 64TH ST
5	955120	0255	10/17/04	\$970,000	2430	0	9	2001	3	10035	NO	NO	5712 E GREEN LAKE WY N
5	955020	1570	6/23/04	\$890,000	2470	1050	9	1908	5	7500	NO	NO	5210 KEYSTONE PL N
5	125720	0470	10/25/04	\$825,000	2500	880	9	2004	3	4590	NO	NO	109 NE 62ND ST
5	385690	0507	3/9/05	\$900,000	2560	900	9	2004	3	3997	NO	NO	02354 N 59TH ST
5	125720	0315	1/24/05	\$749,950	2690	0	9	2004	3	4275	NO	NO	124 NE 60TH ST
5	125720	1130	2/3/03	\$599,900	2700	0	9	2002	3	4590	NO	NO	2343 N 62ND ST
5	125720	2389	12/10/04	\$967,000	2910	1130	9	2002	3	4590	YES	NO	2144 N 62ND ST
9	199420	0320	8/17/05	\$290,000	500	0	6	1933	3	3300	NO	NO	8014 BURKE AV N
9	952810	4796	9/13/05	\$415,000	840	0	6	1944	3	8160	NO	NO	214 NE 65TH ST
9	091700	0155	8/20/03	\$259,950	850	0	6	1916	3	3800	NO	NO	1120 N 81ST ST
9	288320	1415	6/17/04	\$415,000	870	400	6	1906	4	4000	NO	NO	7533 SUNNYSIDE AV N
9	567600	0165	9/13/05	\$290,380	920	0	6	1914	3	4040	NO	NO	1145 N 84TH ST
9	339290	0175	11/3/03	\$295,000	920	0	6	1921	3	4590	NO	NO	1136 N 83RD ST
9	920300	0135	7/20/05	\$400,000	920	920	6	1926	4	5280	YES	NO	7728 MERIDIAN AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	567600	0200	2/5/04	\$275,000	950	0	6	1915	3	4040	NO	NO	1117 N 84TH ST
9	681360	0627	4/22/05	\$305,000	970	0	6	1953	3	4494	NO	NO	2320 N 80TH ST
9	567600	0115	8/3/05	\$348,000	1000	0	6	1908	4	3800	NO	NO	1130 N 84TH ST
9	681510	0125	6/25/03	\$324,000	1010	0	6	1908	4	4000	NO	NO	7734 SUNNYSIDE AV N
9	288620	0330	12/29/05	\$405,000	1150	0	6	1925	3	4200	NO	NO	7931 WALLINGFORD AV N
9	952810	4795	9/11/03	\$365,000	1180	0	6	1944	4	5850	NO	NO	200 NE 65TH ST
9	681510	0025	6/17/04	\$469,000	1190	470	6	1925	3	4000	NO	NO	7741 1ST AV NE
9	091700	0300	11/17/05	\$395,000	1210	0	6	1900	4	3760	NO	NO	1112 N 80TH ST
9	288320	1180	10/15/03	\$354,800	1260	360	6	1942	4	4446	NO	NO	7530 BAGLEY AV N
9	952810	5195	1/31/03	\$312,500	1300	0	6	1900	3	6000	NO	NO	6513 SUNNYSIDE AV N
9	091700	0030	7/6/04	\$300,000	650	0	7	1947	3	3760	NO	NO	1138 N 82ND ST
9	091700	0240	8/30/04	\$315,000	730	0	7	1909	4	3800	NO	NO	1133 N 81ST ST
9	779790	0030	2/23/04	\$313,500	730	160	7	1924	4	5000	NO	NO	8324 STONE AV N
9	681360	0530	6/22/04	\$334,000	750	0	7	1943	3	4200	NO	NO	2315 N 82ND ST
9	681360	0435	2/18/03	\$270,000	750	120	7	1940	3	6345	NO	NO	8242 CORLISS AV N
9	567600	0190	11/14/04	\$360,500	780	0	7	1937	3	4040	NO	NO	1125 N 84TH ST
9	681360	0625	11/29/04	\$401,000	790	790	7	1940	4	4387	NO	NO	2316 N 80TH ST
9	240210	0495	7/30/03	\$322,250	810	0	7	1944	3	5400	NO	NO	8201 MERIDIAN AV N
9	952810	5021	4/12/04	\$370,000	820	0	7	1915	4	3750	NO	NO	6812 WOODLAWN AV NE
9	779790	0150	8/25/04	\$309,500	820	0	7	1948	3	4500	NO	NO	8257 INTERLAKE AV N
9	062504	9298	4/13/04	\$324,200	820	0	7	1941	3	5000	NO	NO	8244 DENSMORE AV N
9	779790	0010	9/7/04	\$254,060	820	0	7	1942	3	4240	NO	NO	1309 N 85TH ST
9	445980	0105	4/13/04	\$393,400	830	800	7	1928	3	5010	NO	NO	8250 INTERLAKE AV N
9	062504	9016	10/8/03	\$322,000	830	0	7	1928	3	3120	NO	NO	1712 N 82ND ST
9	940280	0020	5/4/05	\$463,000	840	520	7	1926	3	3610	NO	NO	1340 N 78TH ST
9	240210	0325	8/29/03	\$404,500	840	260	7	2000	3	3000	NO	NO	8212 MERIDIAN AV N
9	613060	0055	10/15/03	\$315,000	840	160	7	1909	3	7380	NO	NO	7746 BAGLEY AV N
9	567600	0130	11/4/05	\$398,500	860	0	7	1948	3	3800	NO	NO	1142 N 84TH ST
9	803170	0246	7/16/05	\$332,000	860	0	7	1908	4	2550	NO	NO	7503 5TH AV NE
9	920300	0085	4/27/04	\$305,000	860	300	7	1908	4	4224	NO	NO	7822 MERIDIAN AV N
9	551160	0500	5/8/03	\$295,000	870	0	7	1926	4	3920	NO	NO	1115 N 76TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	393190	0025	8/5/03	\$378,250	880	580	7	1916	3	3750	NO	NO	7555 2ND AV NE
9	199420	0445	8/22/05	\$370,000	880	880	7	1962	3	3145	NO	NO	8054 STROUD AV N
9	240210	0135	8/12/05	\$435,000	900	900	7	1952	3	3200	NO	NO	8218 BAGLEY AV N
9	803170	0265	5/14/03	\$375,950	900	420	7	1926	4	2376	NO	NO	7500 4TH AV NE
9	681360	0450	1/7/04	\$250,000	900	350	7	1948	3	4110	NO	NO	8250 CORLISS AV N
9	940280	0036	11/4/04	\$356,500	900	0	7	1937	3	3705	NO	NO	1335 N 79TH ST
9	199420	0145	6/28/04	\$330,000	910	290	7	1925	3	3276	NO	NO	8003 STROUD AV N
9	288320	0940	10/29/03	\$389,950	910	0	7	1926	3	3600	NO	NO	7517 BAGLEY AV N
9	062504	9308	7/2/04	\$400,000	920	170	7	1941	3	5000	NO	NO	8246 DENSMORE AV N
9	414680	0145	3/6/04	\$430,000	920	920	7	1940	3	6642	NO	NO	1321 N 82ND ST
9	062504	9319	12/12/04	\$380,000	930	200	7	1942	3	5616	NO	NO	8212 DENSMORE AV N
9	062504	9263	4/30/04	\$330,000	930	930	7	1940	3	5450	NO	NO	1317 N 78TH ST
9	240210	0115	6/4/04	\$330,000	940	0	7	1910	4	3500	NO	NO	8206 BAGLEY AV N
9	940280	0005	10/3/05	\$550,000	950	910	7	1924	3	3610	YES	NO	1360 N 78TH ST
9	288320	1410	4/23/04	\$530,000	950	100	7	1926	4	4000	NO	NO	7537 SUNNYSIDE AV N
9	940280	0060	6/30/03	\$390,161	960	460	7	1926	4	3610	NO	NO	1359 N 79TH ST
9	414680	0005	11/9/04	\$430,000	960	0	7	1940	3	5904	NO	NO	1305 N 82ND ST
9	681360	0685	11/30/04	\$350,000	960	100	7	1948	3	5580	NO	NO	8020 CORLISS AV N
9	681360	0916	7/22/05	\$425,000	970	0	7	1950	3	6076	NO	NO	8012 SUNNYSIDE AV N
9	062504	9280	6/2/04	\$300,000	970	190	7	1940	3	5050	NO	NO	1315 N 80TH ST
9	681360	0916	3/12/03	\$311,000	970	0	7	1950	3	6076	NO	NO	8012 SUNNYSIDE AV N
9	199420	0031	10/20/05	\$412,000	980	450	7	1947	3	3480	NO	NO	8012 WALLINGFORD AV N
9	681360	0690	9/9/04	\$405,000	980	0	7	1948	3	5580	NO	NO	8024 CORLISS AV N
9	199420	0031	5/7/04	\$351,300	980	450	7	1947	3	3480	NO	NO	8012 WALLINGFORD AV N
9	681510	0195	2/3/04	\$350,000	980	980	7	1947	3	4000	NO	NO	7737 SUNNYSIDE AV N
9	062504	9267	6/6/05	\$463,900	990	540	7	1939	4	5300	NO	NO	1305 N 79TH ST
9	062504	9302	9/14/05	\$414,000	990	0	7	1941	3	5985	NO	NO	1713 N 82ND ST
9	240210	0940	5/24/04	\$335,000	990	670	7	1951	3	4200	NO	NO	2212 N 80TH ST
9	062504	9318	3/2/04	\$351,000	990	0	7	1941	3	7626	NO	NO	8100 STONE AV N
9	288320	0465	8/11/04	\$340,000	990	460	7	1951	3	4940	NO	NO	1821 N 80TH ST
9	240210	0935	5/27/03	\$300,000	990	180	7	1926	4	4700	NO	NO	8007 CORLISS AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	091700	0010	9/13/05	\$415,000	1000	0	7	1925	4	5700	NO	NO	1150 N 82ND ST
9	091700	0315	9/7/04	\$322,000	1000	580	7	1940	3	3800	NO	NO	1124 N 80TH ST
9	948270	0080	6/21/04	\$371,450	1000	150	7	1925	3	3432	NO	NO	7618 WINONA AV N
9	948270	0080	2/18/03	\$307,950	1000	150	7	1925	3	3432	NO	NO	7618 WINONA AV N
9	199320	0025	4/28/03	\$370,000	1010	600	7	1982	3	5000	NO	NO	8240 ASHWORTH AV N
9	339290	0075	10/22/04	\$348,500	1020	0	7	1928	3	4000	NO	NO	1149 N 83RD ST
9	240210	0145	10/1/03	\$410,000	1020	1130	7	1976	4	6000	NO	NO	8226 BAGLEY AV N
9	199420	0380	11/14/05	\$429,000	1030	0	7	1940	3	5200	NO	NO	8008 STROUD AV N
9	551160	0520	7/1/04	\$449,950	1040	280	7	1927	3	3920	NO	NO	1131 N 76TH ST
9	062504	9329	12/8/04	\$390,000	1040	450	7	1947	3	4280	NO	NO	1121 N 78TH ST
9	288320	0495	8/14/03	\$400,000	1050	400	7	1907	4	5600	NO	NO	7837 STROUD AV N
9	948270	0415	7/31/03	\$368,000	1050	150	7	1926	4	3160	NO	NO	7317 KEEN WY N
9	288320	0245	5/12/03	\$457,400	1050	0	7	1902	4	4000	YES	NO	2107 N 75TH ST
9	062504	9315	3/28/05	\$512,000	1060	250	7	1949	3	5600	NO	NO	8226 DENSMORE AV N
9	062504	9315	3/10/03	\$333,000	1060	250	7	1949	3	5600	NO	NO	8226 DENSMORE AV N
9	551160	0510	5/25/04	\$330,000	1060	0	7	1927	3	3920	NO	NO	1123 N 76TH ST
9	288320	0510	6/10/05	\$414,950	1070	0	7	1909	3	2920	NO	NO	7847 STROUD AV N
9	199320	0095	11/7/05	\$472,000	1080	520	7	1952	3	5000	NO	NO	8219 DENSMORE AV N
9	062504	9145	5/2/05	\$335,000	1100	0	7	1925	3	9408	NO	NO	8211 WALLINGFORD AV N
9	288320	1225	5/28/04	\$544,500	1120	1080	7	1908	4	5265	NO	NO	7451 CORLISS AV N
9	199420	0375	8/27/03	\$365,000	1120	540	7	1906	5	5200	NO	NO	8006 STROUD AV N
9	952810	0965	10/25/04	\$465,000	1130	0	7	1907	4	4500	NO	NO	7420 LATONA AV NE
9	062504	9313	4/12/05	\$406,000	1140	0	7	1942	4	4600	NO	NO	8230 DENSMORE AV N
9	551160	0515	12/8/04	\$456,000	1140	300	7	1927	4	3920	NO	NO	1127 N 76TH ST
9	288320	1015	6/17/04	\$525,000	1140	0	7	1903	3	5500	YES	NO	2114 N 75TH ST
9	288320	1770	9/7/04	\$380,000	1140	0	7	1908	3	3000	NO	NO	7417 LATONA AV NE
9	551160	0165	6/11/03	\$405,000	1140	840	7	1924	3	4080	YES	NO	1334 N 77TH ST
9	288320	1425	5/25/04	\$396,000	1140	0	7	1911	3	4000	NO	NO	7527 SUNNYSIDE AV N
9	199320	0010	12/14/04	\$405,000	1150	440	7	1940	3	5000	NO	NO	8250 ASHWORTH AV N
9	240210	0985	2/21/03	\$340,000	1160	140	7	1928	4	4000	NO	NO	8018 BAGLEY AV N
9	445980	0020	6/15/05	\$524,950	1170	0	7	1926	3	3648	NO	NO	8209 ASHWORTH AV N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	240210	0265	12/12/05	\$489,000	1170	0	7	1951	3	4500	NO	NO	8219 BAGLEY AV N
9	551160	0160	1/3/05	\$515,000	1170	390	7	1928	4	4080	YES	NO	1330 N 77TH ST
9	240210	0265	12/7/04	\$423,000	1170	0	7	1951	3	4500	NO	NO	8219 BAGLEY AV N
9	551160	0095	3/16/04	\$410,000	1180	220	7	1926	5	4590	NO	NO	1146 N 77TH ST
9	551160	0035	12/7/04	\$357,000	1180	480	7	1924	3	4080	NO	NO	1114 N 77TH ST
9	199320	0020	6/22/04	\$357,000	1180	0	7	1910	4	5000	NO	NO	8246 ASHWORTH AV N
9	288320	1600	7/13/05	\$479,000	1190	0	7	1907	4	4000	NO	NO	7539 1ST AV NE
9	240210	0540	8/15/03	\$455,000	1190	0	7	1980	3	4905	NO	NO	8031 MERIDIAN AV N
9	288320	1600	4/18/03	\$347,500	1190	0	7	1907	4	4000	NO	NO	7539 1ST AV NE
9	681510	0230	10/20/04	\$519,000	1200	0	7	1946	3	4000	NO	NO	7711 SUNNYSIDE AV N
9	288320	1670	11/15/05	\$470,000	1200	0	7	1913	3	2275	NO	NO	7456 WOODLAWN AV NE
9	240210	0465	3/30/05	\$356,500	1200	0	7	1916	3	4320	NO	NO	8223 MERIDIAN AV N
9	062504	9214	5/29/03	\$335,000	1200	600	7	1943	3	7155	NO	NO	8030 DENSMORE AV N
9	750000	0055	7/22/04	\$386,000	1220	400	7	1947	3	9076	NO	NO	313 NE 77TH ST
9	062504	9249	3/9/05	\$435,000	1220	500	7	1941	4	3995	NO	NO	1701 N 82ND ST
9	288320	1145	9/28/05	\$615,000	1230	400	7	1925	3	4680	NO	NO	7518 BAGLEY AV N
9	681360	0901	8/29/05	\$400,000	1230	0	7	1950	3	6336	NO	NO	8006 SUNNYSIDE AV N
9	681410	0160	4/9/04	\$465,000	1230	840	7	1946	5	6820	NO	NO	7732 2ND AV NE
9	062504	9350	11/13/03	\$385,000	1240	790	7	2003	3	5190	NO	NO	8225 WALLINGFORD AV N
9	240210	0095	1/7/03	\$375,000	1240	0	7	1924	4	4500	NO	NO	8201 CORLISS AV N
9	393190	0510	10/29/04	\$587,500	1250	0	7	2002	3	7800	NO	NO	7520 2ND AV NE
9	240210	0620	11/29/04	\$460,000	1260	360	7	1951	3	4700	NO	NO	8045 BAGLEY AV N
9	288320	0450	5/25/04	\$347,000	1260	1260	7	1951	3	4750	NO	NO	1811 N 80TH ST
9	947320	0185	6/20/05	\$550,000	1270	0	7	1928	4	3920	NO	NO	8055 ASHWORTH AV N
9	920300	0010	6/11/03	\$350,000	1270	0	7	1930	3	4400	NO	NO	2023 N 80TH ST
9	940280	0016	6/8/04	\$600,000	1280	0	7	1926	3	3610	NO	NO	1344 N 78TH ST
9	948270	0005	9/30/04	\$512,300	1280	0	7	1933	4	4992	YES	NO	7637 W GREEN LAKE DR N
9	199420	0200	5/30/03	\$381,513	1280	0	7	1925	3	3850	NO	NO	8029 STROUD AV N
9	062504	9258	8/6/04	\$343,800	1280	0	7	1925	3	4280	NO	NO	1123 N 78TH ST
9	947320	0181	7/21/05	\$565,500	1290	0	7	1928	3	3870	NO	NO	1415 N 82ND ST
9	288320	0545	6/19/03	\$455,000	1290	800	7	1903	4	2828	NO	NO	7830 STROUD AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	681360	0615	9/22/04	\$412,500	1290	1140	7	1949	3	7440	NO	NO	8015 SUNNYSIDE AV N
9	681360	0935	11/16/04	\$357,500	1290	0	7	1950	3	4620	NO	NO	8020 SUNNYSIDE AV N
9	952810	0295	6/14/04	\$390,000	1290	0	7	1903	3	4500	NO	NO	6627 WOODLAWN AV N
9	681360	1101	10/18/04	\$280,000	1310	0	7	1931	3	2480	NO	NO	110 NE 80TH ST
9	199420	0195	12/1/04	\$500,500	1320	320	7	1925	4	4400	YES	NO	8023 STROUD AV N
9	062504	9274	2/9/04	\$422,000	1320	270	7	1939	4	5200	NO	NO	1312 N 79TH ST
9	393190	0380	5/15/03	\$400,000	1320	0	7	1927	3	4810	NO	NO	7651 LATONA AV NE
9	288320	1005	4/1/03	\$474,000	1330	120	7	1939	4	7200	NO	NO	7551 BAGLEY AV N
9	551160	0420	9/8/05	\$519,950	1340	240	7	1926	4	3920	NO	NO	1129 N 77TH ST
9	681510	0205	3/22/05	\$450,000	1340	0	7	1996	3	4000	NO	NO	7729 SUNNYSIDE AV N
9	681410	0111	7/30/05	\$579,000	1350	0	7	1928	3	3720	NO	NO	202 NE 77TH ST
9	681410	0111	12/22/03	\$399,990	1350	0	7	1928	3	3720	NO	NO	202 NE 77TH ST
9	681410	0111	6/20/03	\$380,000	1350	0	7	1928	3	3720	NO	NO	202 NE 77TH ST
9	681360	0850	6/25/03	\$290,000	1360	1120	7	1949	3	5580	NO	NO	8025 1ST AV NE
9	288320	0165	2/9/04	\$465,000	1370	1020	7	1911	3	3700	NO	NO	2415 N 75TH ST
9	288320	0785	6/27/05	\$694,000	1380	0	7	1903	4	4916	YES	NO	2026 N 77TH ST
9	952810	4840	10/4/05	\$665,000	1390	0	7	1901	5	5000	NO	NO	6523 LATONA AV NE
9	288320	1105	3/21/05	\$599,500	1390	470	7	1926	4	4680	NO	NO	7506 BAGLEY AV N
9	339290	0055	9/10/03	\$375,000	1400	470	7	1920	3	6000	NO	NO	1137 N 83RD ST
9	681410	0120	2/18/05	\$455,000	1410	0	7	1900	3	7440	NO	NO	7706 2ND AV NE
9	681360	0885	4/22/04	\$445,000	1440	0	7	1906	3	7316	NO	NO	8003 1ST AV NE
9	240210	0210	12/14/04	\$435,000	1440	140	7	1948	3	4600	NO	NO	8253 BAGLEY AV N
9	240210	0055	3/3/03	\$392,000	1460	0	7	1926	4	5000	NO	NO	8227 CORLISS AV N
9	240210	0630	12/1/03	\$375,000	1460	0	7	1929	4	4200	NO	NO	8039 BAGLEY AV N
9	681510	0350	8/1/03	\$485,000	1470	0	7	1929	4	4000	NO	NO	7733 CORLISS AV N
9	750000	0156	7/17/03	\$334,000	1480	480	7	1941	4	6630	NO	NO	327 NE LONGWOOD PL
9	393190	0460	12/1/05	\$625,000	1490	1170	7	1968	4	5850	NO	NO	7501 LATONA AV NE
9	393190	0190	4/22/04	\$610,000	1490	0	7	1916	4	5625	NO	NO	7518 1ST AV NE
9	199420	0295	8/18/04	\$441,000	1490	0	7	1987	3	4400	NO	NO	8028 BURKE AV N
9	288320	0775	8/2/04	\$640,000	1510	0	7	1979	3	4178	YES	NO	2018 N 77TH ST
9	952810	4835	12/23/03	\$422,000	1510	0	7	1909	4	4000	NO	NO	6517 LATONA AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	199420	0400	7/11/05	\$499,500	1520	0	7	1908	3	5120	NO	NO	8024 STROUD AV N
9	288320	1170	1/13/03	\$540,000	1520	870	7	1925	5	5031	NO	NO	7435 CORLISS AV N
9	199420	0470	1/10/03	\$411,000	1520	220	7	1998	3	3145	NO	NO	8056 STROUD AV N
9	062504	9286	6/19/03	\$399,500	1530	0	7	1950	4	4944	NO	NO	1328 N 78TH ST
9	288320	0610	8/29/04	\$440,000	1530	220	7	1905	4	7480	NO	NO	2005 N 80TH ST
9	681410	0130	2/9/04	\$437,500	1550	480	7	1930	3	3720	NO	NO	7712 2ND AV NE
9	952810	5410	5/16/05	\$435,000	1550	120	7	1901	3	2450	NO	NO	2306 N 65TH ST
9	952810	5405	3/18/05	\$500,000	1550	0	7	1920	3	4000	NO	NO	6508 WOODLAWN AV N
9	681360	0936	11/11/05	\$400,000	1580	0	7	1906	3	6250	NO	NO	8026 SUNNYSIDE AV N
9	062504	9314	7/29/05	\$513,000	1580	0	7	1993	3	4900	NO	NO	8234 DENSMORE AV N
9	952810	0330	12/22/03	\$479,000	1600	0	7	1903	4	7150	NO	NO	6633 WOODLAWN AV N
9	947320	0070	1/17/05	\$455,000	1610	0	7	1941	5	5535	NO	NO	8014 INTERLAKE AV N
9	288320	1055	12/6/05	\$594,950	1670	0	7	1906	3	4600	NO	NO	2020 N 75TH ST
9	288320	0350	7/26/04	\$584,000	1680	300	7	1905	3	7200	NO	NO	7676 E GREEN LAKE DR N
9	948270	0355	5/31/05	\$683,000	1720	0	7	1925	3	4275	NO	NO	7348 KEEN WY N
9	952810	4595	1/26/04	\$575,000	1730	0	7	1908	5	4500	NO	NO	6516 LATONA AV NE
9	948270	0475	6/8/04	\$450,000	1750	0	7	1926	5	4416	NO	NO	7425 KEEN WY N
9	567600	0195	5/12/05	\$453,200	1800	0	7	1910	3	4040	NO	NO	1119 N 84TH ST
9	240210	0634	8/11/04	\$440,000	1830	0	7	1984	3	4000	NO	NO	8035 BAGLEY AV N
9	750000	0035	7/22/04	\$415,000	1850	0	7	1908	3	5925	NO	NO	318 NE LONGWOOD PL
9	952810	5270	5/28/03	\$425,000	1850	850	7	1906	4	4500	NO	NO	6537 SUNNYSIDE AV N
9	288320	1615	3/29/04	\$549,000	1920	0	7	1907	4	6000	NO	NO	7525 1ST AV NE
9	288320	0810	1/10/03	\$513,000	1940	0	7	1907	4	6600	NO	NO	2017 N 77TH ST
9	288320	0955	5/25/04	\$619,000	2010	600	7	1940	4	4800	NO	NO	7525 BAGLEY AV N
9	952810	0345	10/11/04	\$750,000	2160	0	7	1923	5	4400	NO	NO	6643 WOODLAWN AV N
9	240210	0080	12/12/05	\$575,000	2160	800	7	1968	3	5000	NO	NO	8211 CORLISS AV N
9	288320	0420	6/13/05	\$749,000	2220	780	7	1970	4	6292	YES	NO	7817 STROUD AV N
9	288320	1220	8/22/03	\$463,000	2260	500	7	1908	3	4680	NO	NO	7457 CORLISS AV N
9	288320	0260	6/14/05	\$987,000	2460	0	7	1924	4	6120	YES	NO	7574 E GREEN LAKE DR N
9	288320	0075	5/27/04	\$500,000	2560	0	7	1971	3	4600	NO	NO	7413 WOODLAWN AV NE
9	681410	0211	1/26/05	\$292,000	920	110	8	1930	3	3080	NO	NO	7757 2ND AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	445980	0159	4/7/05	\$499,950	1000	120	8	1951	3	3971	NO	NO	1408 N 82ND ST
9	240210	0875	5/11/05	\$475,000	1060	0	8	1990	3	3000	NO	NO	8047 CORLISS AV N
9	445980	0075	11/22/05	\$587,500	1070	320	8	1928	3	4923	NO	NO	8251 ASHWORTH AV N
9	288320	1590	10/10/05	\$649,950	1090	0	8	1931	4	4000	NO	NO	7545 1ST AV NE
9	445980	0005	11/5/03	\$393,000	1160	0	8	1930	3	4427	NO	NO	1410 N 82ND ST
9	681360	0970	12/9/05	\$525,000	1240	900	8	1950	3	7440	YES	NO	8042 SUNNYSIDE AV N
9	681510	0235	5/17/04	\$650,000	1320	1320	8	1958	5	4000	NO	NO	7703 SUNNYSIDE AV N
9	288320	1585	4/22/04	\$481,000	1380	300	8	1931	3	4000	NO	NO	7549 1ST AV NE
9	803170	0186	4/25/05	\$504,500	1450	1250	8	1937	3	7625	NO	NO	350 NE 76TH ST
9	681510	0370	1/18/05	\$875,000	1460	930	8	1931	5	4000	NO	NO	7717 CORLISS AV N
9	681360	0395	9/13/05	\$608,000	1470	0	8	2004	3	5580	NO	NO	8222 CORLISS AV N
9	681510	0255	8/22/05	\$525,000	1470	0	8	1905	4	4000	NO	NO	2306 N 77TH ST
9	677220	0095	10/15/03	\$572,000	1500	800	8	1927	5	9100	NO	NO	2124 N 77TH ST
9	952810	1040	12/1/04	\$476,500	1520	0	8	2002	3	1215	NO	NO	7412 A LATONA AV NE
9	952810	1032	3/3/05	\$435,000	1520	0	8	2003	3	1800	NO	NO	7406 C LATONA AV NE
9	952810	1031	12/22/03	\$357,615	1520	0	8	2003	3	800	NO	NO	7406 B LATONA AV NE
9	952810	1040	6/30/03	\$369,950	1520	0	8	2002	3	1215	NO	NO	7412 A LATONA AV NE
9	952810	1041	3/25/03	\$365,950	1520	0	8	2002	3	1215	NO	NO	7412 B LATONA AV NE
9	952810	1032	10/24/03	\$357,950	1520	0	8	2003	3	1800	NO	NO	7406 C LATONA AV NE
9	952810	1030	10/13/03	\$364,000	1550	0	8	2003	3	1400	NO	NO	7406 A LATONA AV NE
9	677220	0050	8/8/05	\$575,000	1560	0	8	1929	4	3600	NO	NO	2208 N 77TH ST
9	393190	0270	1/14/04	\$415,000	1570	0	8	1930	4	2700	NO	NO	7560 1ST AV NE
9	288320	0830	6/20/03	\$525,000	1570	600	8	1905	5	3375	YES	NO	2029 N 77TH ST
9	288320	1520	10/10/05	\$775,000	1600	0	8	1922	5	4000	NO	NO	7522 SUNNYSIDE AV N
9	677220	0020	4/27/04	\$630,000	1600	340	8	1929	4	4200	NO	NO	7726 BAGLEY AV N
9	091700	0330	9/13/05	\$495,000	1650	0	8	1930	3	3800	NO	NO	1136 N 80TH ST
9	091700	0330	5/22/03	\$325,000	1650	0	8	1930	3	3800	NO	NO	1136 N 80TH ST
9	952810	0160	4/28/04	\$824,000	1670	0	8	1990	3	6120	YES	NO	6614 E GREEN LAKE WY N
9	240210	0230	10/1/04	\$456,000	1680	1150	8	1951	3	9000	NO	NO	8239 BAGLEY AV N
9	779790	0080	6/21/05	\$549,900	1740	160	8	1930	4	5337	NO	NO	1320 N 82ND ST
9	288320	0175	11/22/05	\$650,000	1750	500	8	1931	4	4550	NO	NO	2421 N 75TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	288320	0175	9/19/03	\$487,000	1750	500	8	1931	4	4550	NO	NO	2421 N 75TH ST
9	199420	0260	4/15/04	\$540,000	1770	980	8	1987	3	4400	NO	NO	8048 BURKE AV N
9	393190	0252	12/16/05	\$620,000	1780	0	8	1984	3	3750	NO	NO	7554 1ST AV NE
9	948270	0260	5/27/05	\$657,000	1790	670	8	1932	3	6240	YES	NO	7223 W GREEN LAKE DR N
9	288470	0040	5/17/05	\$710,000	1800	0	8	1933	4	4620	YES	NO	7514 E GREEN LAKE DR N
9	952810	0315	12/9/05	\$865,000	1860	280	8	2003	3	6225	YES	NO	6664 E GREEN LAKE WY N
9	952810	0315	3/11/04	\$799,950	1860	280	8	2003	3	6225	YES	NO	6664 E GREEN LAKE WY N
9	288320	0180	6/14/03	\$549,000	1980	770	8	1901	4	4375	NO	NO	7467 WOODLAWN AV NE
9	681410	0070	4/14/04	\$500,000	2000	0	8	1979	3	6960	YES	NO	212 NE 77TH ST
9	952810	0275	11/1/03	\$825,000	2070	0	8	1999	3	4070	YES	NO	6644 E GREEN LAKE WY N
9	681360	0590	6/14/04	\$633,500	2090	900	8	2004	3	4650	NO	NO	8027 SUNNYSIDE AV N
9	288320	1455	8/2/04	\$710,000	2130	0	8	1996	3	4000	NO	NO	7501 SUNNYSIDE AV N
9	288470	0020	5/20/04	\$799,000	2200	1160	8	1938	4	8528	YES	NO	7460 E GREEN LAKE DR N
9	681360	0980	6/8/04	\$410,000	2230	0	8	1998	3	3270	YES	NO	8050 SUNNYSIDE AV N
9	681510	0145	8/21/03	\$420,000	2340	0	8	1989	3	4000	NO	NO	7750 SUNNYSIDE AV N
9	288320	0265	10/13/05	\$1,040,000	2500	460	8	1941	4	5760	YES	NO	7582 E GREEN LAKE DR N
9	920300	0160	3/29/04	\$730,000	2550	900	8	2004	4	4400	YES	NO	2110 N 77TH ST
9	952810	5306	3/24/04	\$760,000	2750	660	8	2003	3	4500	NO	NO	6541 CHAPIN PL N
9	920300	0065	5/13/04	\$593,000	2800	0	8	1992	3	4290	NO	NO	7715 MERIDIAN AV N
9	952810	0902	4/13/05	\$675,000	1270	290	9	2004	3	1151	YES	NO	7442 LATONA AV NE
9	952810	1027	11/29/04	\$501,000	1470	0	9	2002	3	1562	NO	NO	7362 WOODLAWN AV NE
9	952810	0907	1/19/05	\$689,000	1560	290	9	2004	3	1812	YES	NO	317 NE 75TH ST
9	952810	0901	12/14/04	\$700,000	1560	290	9	2004	3	1539	YES	NO	7440 LATONA AV NE
9	952810	0899	2/1/05	\$699,000	1560	290	9	2004	3	1330	YES	NO	7450 LATONA AV NE
9	952810	0904	2/4/05	\$625,000	1560	250	9	2004	3	1158	YES	NO	7444 LATONA AV NE
9	952810	0906	3/11/05	\$629,000	1560	180	9	2004	3	1332	YES	NO	7448 LATONA AV NE
9	952810	0903	4/12/05	\$649,000	1580	0	9	2004	3	1935	YES	NO	305 NE 75TH ST
9	952810	0905	1/28/05	\$644,000	1650	0	9	2004	3	2071	YES	NO	7446 LATONA AV NE
9	288320	1500	4/28/04	\$895,000	1790	820	9	2004	3	4000	NO	NO	7536 SUNNYSIDE AV N
9	952810	1025	10/12/04	\$642,500	2010	0	9	2002	3	1837	NO	NO	7400 LATONA AV NE
9	952810	1025	10/27/03	\$589,950	2010	0	9	2002	3	1837	NO	NO	7400 LATONA AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	681360	0595	3/30/04	\$657,000	2090	900	9	2004	3	4650	NO	NO	8025 SUNNYSIDE AV N
9	952810	4910	12/1/04	\$600,000	2110	0	9	2001	3	3000	NO	NO	6530 1ST AV NE
9	551160	0170	10/25/03	\$650,000	2560	0	9	2001	3	4080	YES	NO	1338 N 77TH ST
9	288320	0905	11/30/04	\$933,000	2860	0	9	2001	3	4480	NO	NO	7427 ORIN CT N

Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	125720	0100	8/7/03	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	125720	0470	4/22/03	\$254,000	TEAR DOWN DOR RATIO
5	125720	0795	7/21/03	\$277,950	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	125720	1340	6/11/05	\$43,000	QUIT CLAIM DEED; STATEMENT TO DOR; DOR RATIO
5	125720	1770	5/14/03	\$49,426	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
5	125720	1955	6/21/05	\$470,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	125720	1995	8/16/05	\$729,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	125720	2115	5/26/05	\$470,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	125720	3150	8/8/03	\$315,000	NO MARKET EXPOSURE
5	335950	0205	11/10/03	\$232,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	335950	0696	10/11/04	\$331,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	335950	0835	9/15/03	\$338,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	335950	0875	3/7/03	\$312,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	335950	0875	7/2/03	\$496,700	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	335950	1015	4/9/04	\$564,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	336490	0265	8/15/03	\$315,038	FORCED SALE; EXEMPT FROM EXCISE TAX
5	336490	0265	9/23/03	\$302,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	385690	0225	8/9/05	\$844,500	QUESTIONABLE DATA
5	385690	0375	5/19/05	\$475,000	1031 TRADE
5	385690	0480	11/8/05	\$385,000	% COMPLETE
5	385690	0595	4/4/05	\$397,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	385690	0630	12/14/05	\$549,950	OBSOLESCENCE
5	385690	0840	11/10/05	\$535,000	QUESTIONABLE DATA
5	385690	1160	4/14/04	\$765,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	385690	1160	9/11/03	\$478,500	MULTI-PARCEL SALE
5	385690	1450	10/24/03	\$285,000	OBSOLESCENCE
5	385690	1605	10/12/05	\$731,000	TEAR DOWN
5	385690	1960	1/29/03	\$60,680	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC)
5	385690	2040	10/8/04	\$405,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	385690	2095	5/2/05	\$430,000	1031 TRADE
5	385690	2275	11/8/05	\$460,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	2290	3/20/03	\$39,112	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
5	385690	2440	11/10/05	\$126,700	QUIT CLAIM DEED; DOR RATIO
5	385690	2490	8/28/03	\$27,045	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
5	385690	2785	5/27/04	\$336,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	385690	2925	12/10/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	3145	12/21/04	\$72,430	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	3145	11/23/05	\$72,285	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	3225	4/1/05	\$650,000	NO MARKET EXPOSURE
5	385690	3305	1/29/03	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	385690	3515	3/10/04	\$94,845	QUIT CLAIM DEED; DOR RATIO
5	385690	3620	12/19/05	\$475,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	385690	3820	9/29/03	\$110,179	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	3945	3/27/03	\$151,998	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	4280	7/22/05	\$207,983	DOR RATIO
5	385690	4280	7/21/03	\$435,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis

Area 43

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	385690	4580	1/30/04	\$94,500	QUIT CLAIM DEED; STATEMENT TO DOR; DOR RATIO
5	385690	4669	5/21/04	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	385690	4740	1/22/03	\$238,775	NON-REPRESENTATIVE SALE
5	385690	4770	5/11/05	\$560,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	385690	4930	8/23/04	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	385690	5070	11/3/05	\$349,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	385690	5200	10/13/05	\$397,700	NO MARKET EXPOSURE
5	385690	5562	6/8/04	\$384,000	NON-REPRESENTATIVE SALE
5	385690	5680	9/2/04	\$520,000	% COMPLETE; PREVIOUS IMPROVEMENT VALUE <=25K
5	913610	0940	9/9/03	\$175,000	PARTIAL INTEREST (103, 102, ETC.)
5	913610	1251	7/10/03	\$387,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	913610	1537	12/15/03	\$170,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	913610	1695	12/15/05	\$428,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	913610	1725	10/30/03	\$479,392	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	913610	1966	7/20/04	\$506,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	913610	1991	9/22/03	\$85,767	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	913610	2225	8/11/05	\$451,000	RELOCATION - SALE BY SERVICE
5	913610	2490	5/10/04	\$556,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	913610	2490	1/3/03	\$170,000	NO MARKET EXPOSURE; DOR RATIO
5	913610	2830	10/29/03	\$76,844	QUIT CLAIM DEED; STATEMENT TO DOR; DOR RATIO
5	913610	2976	11/17/05	\$400,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	922240	0520	6/18/04	\$173,500	NON-REPRESENTATIVE SALE; DOR RATIO
5	922240	0565	3/8/05	\$275,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	922290	0010	8/22/03	\$415,000	SEGREGATION AND/OR MERGER
5	952310	0035	6/18/03	\$302,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	952310	0105	12/6/05	\$547,500	QUESTIONABLE DATA
5	952310	0130	2/11/04	\$539,400	UNFINISHED AREA
5	952310	0215	7/18/05	\$371,400	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	952310	0330	11/24/04	\$392,500	RELOCATION - SALE BY SERVICE
5	952310	0346	9/20/05	\$420,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	952310	0410	5/25/05	\$355,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	0240	5/20/05	\$740,000	QUESTIONABLE DATA
5	955020	0275	2/27/03	\$252,500	PARTIAL INTEREST (103, 102, ETC)
5	955020	0790	9/29/03	\$342,500	NON-REPRESENTATIVE SALE
5	955020	0880	11/10/03	\$840	DOR RATIO
5	955020	0930	10/24/03	\$44,238	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
5	955020	1075	6/23/03	\$325,000	NON-REPRESENTATIVE SALE
5	955020	1110	8/5/04	\$240,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	1120	9/1/03	\$419,950	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	1272	11/26/03	\$374,000	DOR RATIO
5	955020	1350	6/23/04	\$475,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	1440	9/16/04	\$55,000	% COMPLETE; DOR RATIO
5	955020	1640	5/19/04	\$207,854	DOR RATIO
5	955020	1700	12/7/04	\$583,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	955020	1820	3/16/05	\$427,000	% COMPLETE
5	955020	1870	5/12/05	\$558,388	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	955020	1870	10/26/05	\$985,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	1890	7/29/04	\$532,000	OBSOLESCENCE
5	955020	2345	12/22/05	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	955020	2530	10/30/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	2640	7/22/03	\$299,950	NO MARKET EXPOSURE
5	955020	2640	10/19/05	\$380,000	QUESTIONABLE DATA
5	955020	2640	9/10/03	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	2730	11/11/03	\$205,000	OBSOLESCENCE
5	955020	2780	9/21/04	\$165,000	NON-REPRESENTATIVE SALE
5	955020	3010	3/10/05	\$490,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	3060	9/9/03	\$369,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	955020	3170	9/30/04	\$75,791	QUIT CLAIM DEED; DOR RATIO
5	955020	3300	9/3/04	\$325,000	NO MARKET EXPOSURE
5	955020	3370	9/14/04	\$59,916	QUIT CLAIM DEED; DOR RATIO
5	955020	3620	4/21/04	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	955020	3700	8/16/05	\$615,000	QUESTIONABLE DATA
5	955020	3740	10/7/03	\$339,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	3950	4/24/04	\$334,000	NO MARKET EXPOSURE
5	955020	4000	6/11/03	\$290,000	NON-REPRESENTATIVE SALE
5	955020	4070	6/21/05	\$298,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	4110	11/15/04	\$274,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	4160	5/17/04	\$475,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	4160	4/19/05	\$450,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	4270	6/2/03	\$147,565	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
5	955020	4290	5/10/04	\$169,960	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	4490	3/12/03	\$488,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	4560	3/28/03	\$309,000	NO MARKET EXPOSURE
5	955020	4650	4/8/03	\$369,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	5170	11/12/03	\$290,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955020	5180	8/26/04	\$335,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955120	0240	3/1/04	\$1,570,000	LIMITED REPRESENTATION
5	955120	0515	6/28/05	\$872,000	QUESTIONABLE DATA
5	955120	0515	9/16/04	\$600,000	QUESTIONABLE DATA
5	955120	0700	6/21/04	\$425,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955120	0760	4/24/03	\$295,000	DOR RATIO
5	955120	0920	5/25/04	\$613,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	955120	1065	1/2/03	\$614,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955120	1435	1/3/05	\$509,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955120	1660	5/28/04	\$410,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955120	1660	7/21/05	\$485,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955120	1990	3/9/04	\$330,000	NO MARKET EXPOSURE
5	955120	2315	4/29/04	\$475,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955120	2415	7/20/03	\$339,000	LIMITED REPRESENTATION
5	955120	2485	5/4/05	\$985,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	955120	2650	11/13/03	\$282,000	NO MARKET EXPOSURE
5	955120	2875	10/28/04	\$527,500	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	955120	3065	3/5/04	\$419,950	DOR RATIO
9	062504	9168	7/14/03	\$28,547	CORPORATE AFFILIATES; QUIT CLAIM DEED; DOR RATIO
9	062504	9272	3/28/05	\$310,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	062504	9317	9/30/03	\$101,627	RELATED PARTY, FRIEND, OR NEIGHBOR; % COMPLETE
9	062504	9338	3/16/04	\$28,361	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	062504	9348	3/17/03	\$275,500	NON-REPRESENTATIVE SALE
9	091700	0320	1/21/04	\$189,000	PREVIOUS IMPROVEMENT VALUE <=25K
9	199320	0065	10/12/05	\$619,000	QUESTIONABLE DATA
9	199320	0065	3/16/05	\$420,000	NO MARKET EXPOSURE
9	199420	0200	4/11/05	\$526,000	QUESTIONABLE DATA
9	199420	0279	10/21/03	\$290,000	TEAR DOWN; SEGREGATION AND/OR MERGER
9	199420	0370	2/24/04	\$280,000	NON-REPRESENTATIVE SALE
9	199420	0370	2/26/04	\$174,375	QUIT CLAIM DEED; DOR RATIO
9	240210	1025	9/21/05	\$600,000	QUESTIONABLE DATA
9	240210	1025	5/1/03	\$415,000	NO MARKET EXPOSURE
9	240210	1040	12/12/03	\$324,950	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	288320	0085	6/23/04	\$687,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	288320	0340	1/22/04	\$677,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	288320	0377	7/15/03	\$485,000	LIMITED REPRESENTATION
9	288320	0640	9/10/03	\$144,582	DOR RATIO
9	288320	0780	8/18/04	\$300,000	% COMPLETE; DOR RATIO
9	288320	0855	11/29/04	\$695,000	QUESTIONABLE DATA
9	288320	0855	7/23/04	\$579,000	QUESTIONABLE DATA
9	288320	0895	6/18/03	\$750,000	NO MARKET EXPOSURE
9	288320	1225	5/28/04	\$544,500	RELOCATION - SALE BY SERVICE
9	288320	1490	11/8/05	\$1,046,000	% COMPLETE; ACTIVE PERMIT BEFORE SALE >25K
9	288320	1490	11/24/04	\$350,000	% COMPLETE; DOR RATIO
9	288320	1500	7/2/03	\$337,500	DOR RATIO
9	288320	1600	4/18/03	\$347,500	RELOCATION - SALE BY SERVICE
9	288320	1770	12/15/05	\$622,000	QUESTIONABLE DATA
9	288470	0025	3/15/04	\$781,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	339290	0135	2/25/03	\$250,000	NO MARKET EXPOSURE
9	393190	0090	1/10/03	\$317,000	% COMPLETE; DOR RATIO
9	445980	0070	10/16/03	\$370,000	NON-REPRESENTATIVE SALE
9	551160	0310	8/14/03	\$345,600	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	551160	0385	6/21/04	\$360,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	551160	0395	6/30/05	\$440,500	QUESTIONABLE DATA
9	551160	0435	10/6/03	\$305,100	NON-REPRESENTATIVE SALE
9	551160	0500	8/4/04	\$409,000	QUESTIONABLE DATA
9	551160	0500	8/4/04	\$409,000	RELOCATION - SALE TO SERVICE
9	551160	0515	5/18/04	\$355,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	567600	0105	7/1/03	\$142,000	OBSOLESCENCE; DOR RATIO
9	567600	0145	6/3/03	\$132,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	567600	0165	5/19/03	\$188,700	NON-REPRESENTATIVE SALE
9	567600	0170	10/19/05	\$280,000	PREVIOUS IMPROVEMENT VALUE <=25K
9	567600	0205	8/24/04	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	613060	0025	8/17/04	\$335,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
9	613060	0045	12/14/04	\$325,000	QUESTIONABLE PER SALES IDENTIFICATION
9	681360	0345	6/15/05	\$280,000	NO MARKET EXPOSURE
9	681360	0345	12/22/05	\$389,000	QUESTIONABLE DATA
9	681360	0425	5/24/03	\$61,362	DOR RATIO
9	681360	0440	4/27/04	\$321,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	681360	0625	6/11/03	\$279,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	681360	0916	7/26/05	\$425,000	RELOCATION - SALE BY SERVICE
9	681410	0111	8/16/05	\$579,000	RELOCATION - SALE BY SERVICE
9	681410	0111	6/20/03	\$380,000	RELOCATION - SALE BY SERVICE
9	681410	0265	12/3/03	\$326,000	EXEMPT FROM EXCISE TAX
9	681410	0370	2/8/05	\$320,500	OBSOLESCENCE
9	681510	0100	2/20/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
9	681510	0330	10/29/04	\$142,979	QUIT CLAIM DEED; DOR RATIO
9	681510	0340	4/26/04	\$270,000	NO MARKET EXPOSURE
9	681510	0350	8/1/03	\$485,000	DUPLICATE SALE
9	750000	0170	6/15/05	\$424,600	NO MARKET EXPOSURE
9	750000	0170	4/5/05	\$275,000	NO MARKET EXPOSURE
9	779790	0005	3/25/04	\$200,000	NON-REPRESENTATIVE SALE
9	920300	0160	5/23/03	\$333,400	DOR RATIO
9	940280	0035	6/29/04	\$303,500	PREVIOUS IMPROVEMENT VALUE <=25K
9	940280	0035	6/2/05	\$812,500	PREVIOUS IMPROVEMENT VALUE <=25K
9	947320	0065	8/23/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	948270	0025	7/28/05	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	948270	0090	11/30/05	\$241,095	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	952810	0100	5/17/04	\$730,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	952810	0315	12/6/05	\$865,000	RELOCATION - SALE TO SERVICE
9	952810	0915	8/12/03	\$500,000	SEGREGATION AND/OR MERGER
9	952810	1040	1/6/03	\$100,000	CORPORATE AFFILIATES; DOR RATIO
9	952810	1042	6/9/03	\$389,000	BUILDER OR DEVELOPER SALES
9	952810	5385	7/18/05	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR



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Department of Assessments
King County Administration Bldg.
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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr